



RICHARDSON ROAD
TUNBRIDGE WELLS - £390,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

**11 Richardson Road
Tunbridge Wells, TN4 9PB**

**Kitchen/Dining Room - Inner Lobby - Open Plan Lounge
- First Floor Landing - Double Bedroom - Single
Bedroom - Bathroom - Low Maintenance Front Garden -
Rear Gardens - Outside Storage Units**

Located in a peaceful and pleasant quarter of St. Johns toward Tunbridge Wells town centre and only accessible via pedestrian access, a two-bedroom end of terrace period property with excellent sized lounge and kitchen/dining rooms, front and rear gardens and a first-floor family bathroom. A glance at the attached photographs and floorplan will attest to the advantages of the extended lounge area opening directly to private gardens and the quality of the bathroom fixtures and fittings. The house is well located to take advantage of local retailers at St. Johns, local schools and mainline railways stations. We suggest interested parties make an early appointment to view.

Access is via a partially glazed double glazed door with inset opaque panel to the:

KITCHEN/DINING ROOM:

Of a good size and with ample room for dining table and chairs. Areas of engineered oak flooring. Radiator. Cornicing. Double glazed window to rear. A range of wall and base units with a complimentary wood block-style work surface. Space for dishwasher, inset one and a half bowl ceramic sink with mixer tap over. Space for washing machine. Part tiled walls. Inset four ring gas hob with extractor hood over. Integrated double electric oven. Space for two freestanding fridges and further space for understairs tumble drier. Door to:

INNER LOBBY:

With areas of oak engineered flooring. Stairs to the first floor. Further door to:

OPEN PLAN LOUNGE:

Good areas of engineered oak flooring. Ample space for lounge furniture and for entertaining. Cornicing. Recess with inset solid fuel burner and stone hearth and there are fitted shelves to either side of the original chimney breast. Radiator. Double glazed French doors with fitted blinds leading to the rear garden.



FIRST FLOOR LANDING:

Set to exposed pine floorboards. Doors to:

DOUBLE BEDROOM:

Good areas of exposed pine floorboards. Double glazed window to the front. Radiator. Exposed chimney breast with feature recess. Good space for bedroom furniture.

BEDROOM:

Areas of exposed floorboards, Double glazed window to rear with fitted blind. Radiator. Space for single bed and associated bedroom furniture.

BATHROOM:

Wood effect tiled floor. Pedestal wash basin. Metro-style part tiled walls. Roo top bath with mixer tap over and single shower head. Fitted shower curtain rail. Low level WC. Opaque double glazed window to the rear. Feature recess. Towel radiator.

OUTSIDE FRONT:

Of a low maintenance design primarily set to stone paving and areas of decking with a combination of retaining brick walls and wooden fencing. An area of raised sleepers. Gate returning to Richardson Road. Cupboard space with areas of fitted shelving providing good external storage space. External tap.

OUTSIDE REAR:

Principally set to grass lawn with retaining brick walls and high level wooden fencing. Two wooden external storage units and a gate returning to Richardson Road.

SITUATION:

The property is located on a quiet residential street in the St. Johns quarter of Tunbridge Wells. The town is readily accessible by foot, the property being proximate to St. Johns Road which offers an interesting selection of independent retailers and restaurants and two metro supermarkets. Beyond this there is the Royal Victoria Place shopping centre and Calverley Road pedestrianised areas in the town. The property has excellent access to both of the town's mainline rail stations, so there is a choice to visit either High Brooms or Tunbridge Wells. Tunbridge Wells is also fortunate enough to enjoy a number of excellent outdoor spaces including nearby St. Johns Park and Woodbury Park Cemetery.



The property is also particularly convenient to be within easy reach of well regarded schools at primary, secondary, independent and grammar levels, making this an extremely desirable place in which to live.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



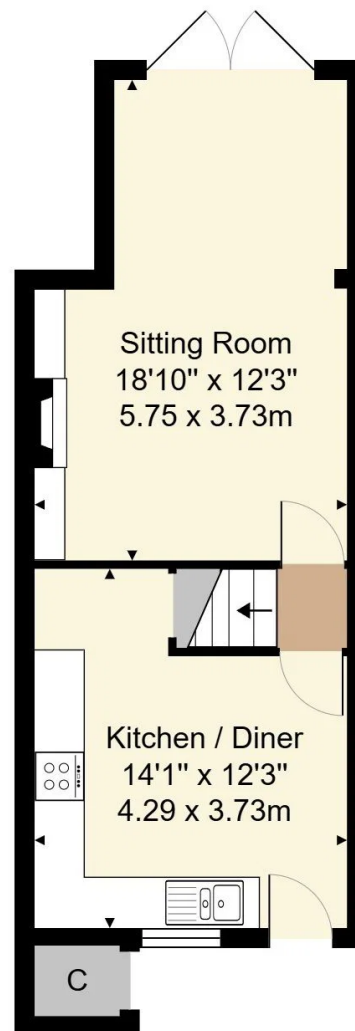
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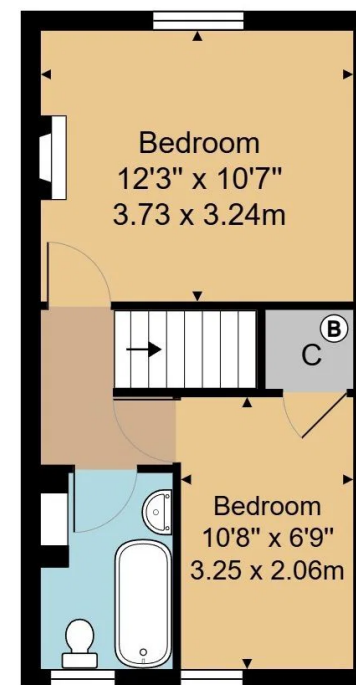
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Ground Floor



First Floor

Approx. Gross Internal Area 688 ft² ... 63.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		