



WATERDOWN ROAD
TUNBRIDGE WELLS - £450,000



**76 Waterdown Road
Tunbridge Wells, TN4 8LF**

**Entrance Hallway - Sitting Room - Dining Room With
Doors To Rear Garden - Kitchen - Cloakroom - Utility
Room - First Floor Landing - Four Bedrooms - Family
Bathroom - Front & Rear Gardens - On Street Parking**

A spacious four bedroom mid terraced house located on the edge of Tunbridge Wells within a short walk of the Pantiles set within generous and attractive gardens.

Front door to ENTRANCE HALLWAY:

Wooden flooring, double glazed window to side aspect, radiator, understairs storage cupboard. Doors to:

SITTING ROOM:

Gas 'pebble effect' fire, TV point. Wooden double glazed window to front. Archway to:

DINING ROOM:

Double radiator. Wooden double glazed patio doors to rear garden.

KITCHEN:

Fitted with a range of wall and base units with worktops over. Sink unit with mixer tap. 'Stoves' gas oven and 'Hotpoint' gas hob. Breakfast bar. Tiled flooring, tiled splashbacks, double radiator. Two wooden double glazed windows to rear aspect and double glazed wooden door to side. Door to:

CLOAKROOM:

Wash hand basin, WC. Frosted window to rear aspect.

UTILITY ROOM:

Plumbing for washing machine, wall mounted boiler. Wooden double glazed window to front.

Staircase to FIRST FLOOR LANDING:

Access to loft, airing cupboard. Doors to:

BEDROOM 1:

Fitted wardrobes, double radiator. Wooden double glazed windows to front.



BEDROOM 2:

Radiator. Wooden double glazed window to rear aspect.

BEDROOM 3:

Double radiator. Wooden double glazed window to rear aspect.

BEDROOM 4:

Radiator. Wooden double glazed window to front.

FAMILY BATHROOM:

White suite comprising of a shower cubicle, low level WC, wash hand basin with vanity unit. Heated towel rail, cork flooring. Frosted wooden double glazed windows to rear and side aspect.

OUTSIDE FRONT:

Sloped lawn garden, steps leading down to the front door. Flower beds with sleepers, patio area various trees and shrubs.

OUTSIDE REAR:

The rear garden is approximately 60' in length by 30' wide being laid to lawn with various specimen trees and shrubs. Timber shed, attractive flower borders. patio area.

SITUATION:

The property is situated approximately 1.1 miles from the historic Pantiles with its pavement cafes, restaurants and bistro's and close to the old High Street with its independent retailers and main line station with commuter service to London Charing Cross/Cannon Street. Approximately 0.25 mile further away is the Royal Victoria Place shopping centre where most of the multiple high street retailers are represented, together with two theatres and private health club. Within the locality there are a good selection of schools catering for a wide range of age groups and recreational facilities include local golf, cricket, rugby and tennis clubs. With the property being located on the popular south side of town it is only a few minutes drive away from surrounding countryside with its array of village and country pursuits.



TENURE:
Freehold

COUNCIL TAX BAND:
D

VIEWING:
By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

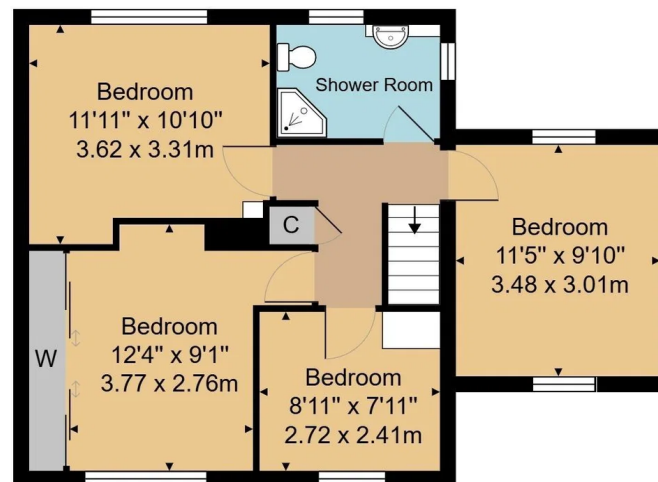
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

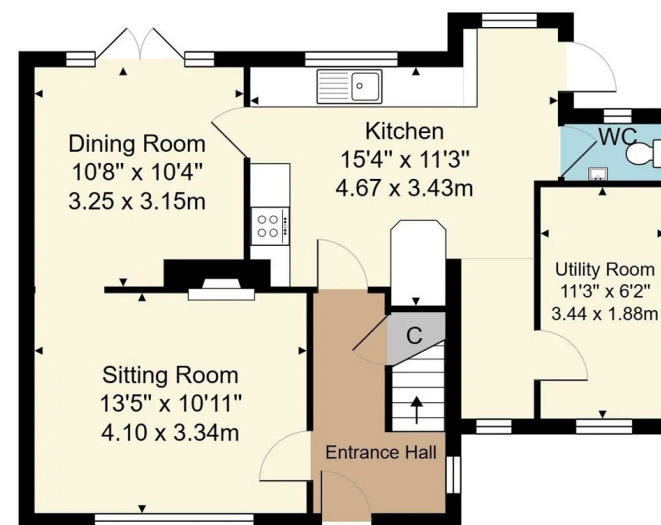
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

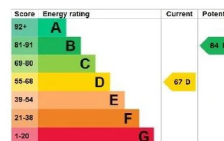
Heating - Gas Fired Central Heating



First Floor



Ground Floor



Approx. Gross Internal Area 1203 ft² ... 111.8 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.

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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