

ALBION ROAD

TUNBRIDGE WELLS - GUIDE PRICE £550,000 - £570,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

26 Albion Road
Tunbridge Wells, TN1 2PF

Attractive Sitting Room With Log Burner - Open Plan Dining Room To An Extended Kitchen Area & Connecting Door To Bedroom 3/Study - Reception Hall - Principal Bedroom With En-Suite Cloakroom - Second Bedroom - Large Bathroom With Shower & Separate Bath - Attractive Rear Garden - Gas Central Heating - Double Glazing - Cafe Style Shutters - On Street Parking - Popular St. James's Quarter - No Chain

An extremely well presented two/three bedroom semi detached home which benefits from a ground floor extension to provide a larger kitchen and an additional reception room/bedroom. Other features include a sitting room with bay window and feature fireplace with cast iron log burner. The dining area has plenty of space for a large table and chairs, whilst the kitchen has attractive units with stone worktops and a fitted cooker. The versatile ground floor reception room could be a bedroom/study or hobbies room. At first floor the two good sized bedrooms include the principal bedroom having its own en-suite cloakroom with the other bedroom having use of a large bathroom to include both a corner shower cubicle and bath. Heating is from a gas central heating system with radiators, whilst double glazing helps keep maintenance and fuel bills to a minimum. Properties in this part of St. James are always extremely sought after and in view of this property's particular level of presentation we have no hesitation in recommending an early appointment to view.

The accommodation comprises, panelled entrance door to:

ENTRANCE HALL:
Tiled floor, radiator with decorative cover. Double glazed door to rear.

SITTING ROOM:
Oak flooring, coved ceiling, double radiator. Attractive fireplace with brick hearth and cast iron log burner, built-in cupboards to alcoves, wall lighting. Bay window to front with cafe style shutters.







OPEN PLAN DINING ROOM/KITCHEN:
Carpet fitted to the dining area, single radiator, side window, under stair storage cupboard. Open aspect to kitchen: A spacious open plan area fitted with a range of wall and base units with stonework tops, enamel single drainer sink unit with mixer tap. Integrated dishwasher, space for washing machine and fridge freezer. Fitted electric double oven and gas hob with filter hood above and tiling adjacent to worktops. Tiled flooring, ceiling down lights, side window and double glazed door to side, two Velux windows in the partially vaulted ceiling. Connecting door to:

RECEPTION ROOM/BEDROOM 3:
Single radiator, power points. Double glazed French doors and side windows giving access to the garden.

Stairs from the entrance hall to **FIRST FLOOR LANDING:**
Access to loft space.

BEDROOM 1:
Bay window at the front with cafe style shutters, radiator, power points.

EN-SUITE CLOAKROOM:
Wash hand basin with mixer tap and cupboard beneath, low level WC, side window.

BEDROOM 2:
Double aspect with rear and side window, power points, TV point.

BATHROOM:
White suite comprising of a large corner shower cubicle with plumbed in shower, wall mounted wash hand basin with mixer tap and drawer beneath, low level WC, panelled bath with mixer tap and hand shower spray. Towel rail/radiator, tiled floor, double radiator, ceiling downlights, wall mounted mirror, extractor fan. Window to rear with fitted shutters.

OUTSIDE REAR:
A rear brick pathway with steps leading up to a circular brick edged lawn, fencing to boundary, timber shed, paved seating area, outside light and tap.







OUTSIDE FRONT:
The front garden has a wall to the front boundary and path to entrance.

SITUATION:
The property is on an attractive and popular residential street in a location particularly convenient for many of Tunbridge Wells' facilities. The town has two main line railway stations located at both Tunbridge Wells itself and nearby High Brooms and both offer fast and frequent services to both London and the South Coast. There are an excellent selection of schools in the area, both state and independent, catering for a wide range of age groups, together with two theatres, the St Johns Sports and Indoor Tennis Centre, and cricket, tennis and golf clubs. Of particular interest to local residents will be the recent refurbishment of nearby Grosvenor and Hilbert Park offering boating lakes, children's play areas, bowling greens, football pitches and walks through areas of ancient woodland.

TENURE: Freehold

COUNCIL TAX BAND: C

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

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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