



ST. MICHAELS ROAD

TUNBRIDGE WELLS - GUIDE PRICE £650,000 - £675,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

**37 St. Michaels Road
Tunbridge Wells, TN4 9JG**

**Entrance Lobby Area - Open Plan Lounge/Dining Area
With French Doors To Garden - Kitchen With Breakfast
Bar - Inner Lobby Area - Ground Floor Cloakroom -
Large Conservatory - First Floor Landing - Four
Bedrooms - Family Bathroom - Front & Rear Gardens -
Double Garage (Part Converted)**

An especially spacious, four bedroom detached family home with the real advantages of a large, open plan lounge and dining area, a most impressive conservatory - again of an excellent size - ground floor cloakroom and four sizeable bedrooms. The property has pleasant gardens with views toward St. Johns primary school, generous parking and a double garage which, subject to permissions being obtainable, may have potential for further development.

Access is via a partially glazed double glazed door to:

ENTRANCE LOBBY AREA:

Areas of exposed engineered oak flooring, radiator, fitted wardrobe with ample coat storage space. Opaque double glazed window to the side. This is open to:

OPEN PLAN LOUNGE/DINING AREA:

Good areas of engineered oak flooring, radiator, various media points, cornicing. Space for lounge furniture and for entertaining. Stairs to the first floor. Double glazed window to the front with fitted blinds. Open to:
Dining Area: Areas of engineered oak flooring, radiator, wall mounted thermostatic control. Space for large table and chairs. Opaque double glazed window to the rear and sliding French doors to a patio. Door leading to:

KITCHEN:

Fitted with a range of wall and base units and a complementary polished granite work surface. Integrated double electric oven and inset five ring gas hob with tiled splashback and extractor over. One and a half owl stainless steel sink with mixer tap over. Integrated dishwasher and space for free standing fridge/freezer and washing machine. Breakfast bar area with seating for 4 people. Tiled floor. Double glazed windows to the rear. Door to an understairs drinks cupboard/pantry area, further door to and inner lobby area and large conservatory.



INNER LOBBY AREA:

Tiled, towel radiator. Partially glazed double glazed door to the front. Door to:

GROUND FLOOR CLOAKROOM:

Wall mounted wash hand basin with mixer tap over, low level WC, part tiled walls, textured ceiling. Opaque window to the side.

LARGE CONSERVATORY:

Of an especially large size, tiled floor with underfloor heating, of a brick and double glazed panel construction. Double glazed French doors to both front and rear, various media points.

FIRST FLOOR LANDING:

Carpeted, loft access hatch. Door to a cupboard housing the hot water cylinder with shelving over. Doors to:

BEDROOM:

Carpeted, radiator, cornicing. Space for single bed and associated bedroom furniture. Double glazed window to front.

BEDROOM:

Carpeted, radiator, cornicing. Space for a double bed and associated bedroom furniture. Good areas of fitted cupboards and shelving. Double glazed window to the front with fitted roller blind.

BEDROOM:

Of a good size and with room for a double bed and associated bedroom furniture. Carpeted, radiator. Bank of fitted wardrobes with mirror fronts. Double glazed windows to the rear.

FAMILY BATHROOM:

Panelled bath with mixer tap over and two shower attachments, good areas of metro tiling,, concertinas glass shower screen, feature wash hand basin with mixer tap over and metro tiled splashback, low level WC. Feature tiled floor, mirror fronted wall mounted cabinet, wall mounted towel radiator, inset spotlights, extractor fan. Opaque double glazed window to the rear.

BEDROOM:

Carpeted, loft access hatch, radiator. Space for a double bed and associated bedroom furniture. Dual aspect double glazed windows with fitted blinds.



OUTSIDE FRONT:

Front garden set to lawn with a long drive to front of garage. Double garage with one side part converted for storage space and with potential, subject to permissions being obtainable, for further conversion and development.

OUTSIDE REAR:

Patio to rear of property with good space for garden furniture and entertaining, external tap. Areas of synthetic grass to side and rear. Gate to front, retaining wooden fencing. Steps to lower garden with further low maintenance seating area. Gate to grassy side garden.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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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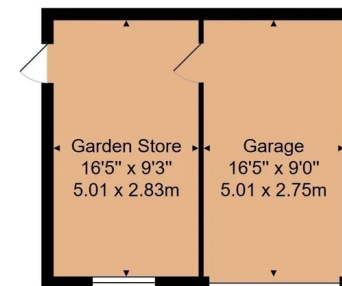
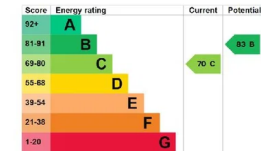
First Floor



Ground Floor

House Approx. Gross Internal Area
1369 sq. ft / 127.2 sq. m.

Outbuilding Approx. Internal Area
307 sq. ft / 28.5 sq. m



Outbuilding

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.