

GORDON ROAD

TUNBRIDGE WELLS - £360,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

31a Gordon Road, Tunbridge Wells, TN4 9BL

Entrance Hall - Sitting Room - Dining Room - Kitchen - Three Bedrooms - Bathroom - Dressing Area/Separate WC - Garden

This attractive semi-detached house is offered to the market chain free and provides spacious, versatile accommodation arranged over three floors.
The ground floor comprises a lounge with an electric feature fireplace and fitted alcove storage, a separate dining room, a fitted kitchen with access to the rear garden and a family bathroom. To the first floor are two well-proportioned bedrooms and a separate dressing area with WC and wash basin. The third bedroom occupies the loft and benefits from roof windows, eaves storage.
Externally, the property benefits from an attractive rear garden featuring a lawn, flowerbed borders and a generous paved patio, together with two storage sheds and side access.
The property is conveniently located close to High Brooms railway station, providing rail connections for commuters, as well as local schools and everyday amenities. On-street parking is available.

ENTRANCE HALL:
UPVC double-glazed entrance door with glazed insert, carpeted flooring and stairs rising to the first floor.

SITTING ROOM:
A comfortable reception room featuring a double-glazed window to the front with plantation blinds, carpeted flooring and a radiator. An electric feature fireplace is complemented by fitted alcove cupboards and shelving.

DINING ROOM:
A spacious second reception room with carpeted flooring, radiator and double-glazed window to the rear. There is ample room for a dining table and chairs, with additional space for furniture and a large understairs storage cupboard.

KITCHEN:
Fitted with a range of wall and base units with white work surfaces over. An integrated oven, electric hob and extractor hood, sink with drainer and mixer tap, tiled surround and space for a washing machine, fridge and tumble dryer. A double-glazed side window provides natural light, while a UPVC door opens onto the rear garden.







GROUND FLOOR BATHROOM:
Fitted with a shower enclosure and rainfall showerhead, vanity unit with wash basin, low-level WC and storage cupboards. Further features include tiled walls, lino flooring, a chrome heated towel rail, extractor fan and UPVC side window.

FIRST FLOORLANDING:
Carpeted landing providing access to the first-floor bedrooms and stairs leading to the loft bedroom.

BEDROOM:
A generously sized double bedroom with carpeted flooring, radiator and double-glazed window to the front. Fitted wardrobes and cabinetry provide storage, with additional space for bedroom furniture.

BEDROOM:
A well-proportioned bedroom with carpeted flooring, radiator and double-glazed window overlooking the rear. There is space for a large double bed and additional furniture, together with useful alcove storage cupboards. Access through to:

DRESSING AREA/WC:
Featuring a WC, vanity unit with wash basin, radiator and carpeted flooring. There is further space for wardrobes or additional furniture.

BEDROOM:
A versatile bedroom with carpeted flooring, roof windows and eaves storage. The room accommodates a double bed and additional furniture.

REAR GARDEN:
An attractive landscaped garden with brick-paved side access leading to an elevated garden, predominantly laid to lawn with flowerbed borders. A generous paved patio provides space for outdoor seating, while two storage sheds offer practical storage.







TENURE:
Freehold

COUNCIL TAX BAND:
C

VIEWING:
By appointment with Wood & Pilcher 01892 511311

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 Heating



Approx. Gross Internal Area 985 ft² ... 91.5 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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