



**HILBERT ROAD**  
**TUNBRIDGE WELLS - £795,000**



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

38 Hilbert Road  
Tunbridge Wells, TN2 3SA

Entrance Porch - Entrance Hallway - Open Plan  
Lounge/Dining Room With French Doors To Garden -  
Ground Floor Shower/Utility Room - Large  
Kitchen/Breakfast Room - First Floor Landing - Four  
Bedrooms - Family Bathroom - Second Floor Landing -  
Bedroom - Front Garden With Large Driveway & Double  
Garage - Enclosed Rear Gardens

Located on a corner plot on Hilbert Road in the St. James's quarter of Tunbridge Wells, an impressively extended family home offered over three levels and with the real advantages of four excellent sized double bedrooms with a further single bedroom, a large open plan lounge/dining area, a ground floor WC/shower in the utility room and both extensive garaging and off road parking alongside attractive enclosed rear gardens. What should be particularly stressed with this property is the sheer flexibility of the living space and potential for possible development of the current garages to create even more room, all subject to permissions being obtainable. As currently arranged the property has a long open plan lounge/dining room with attractive views towards Tunbridge Wells town centre, a spacious WC/shower/utility room and further large open plan kitchen breakfast room opening onto the aforementioned double garages. There are three double bedrooms on the first floor and a further single bedroom on the second floor. Properties in this locale have always proven extremely popular and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via double glazed French doors with inset opaque double glazed panels to:

**ENTRANCE PORCH:**

Quarry tiled floor, areas of fitted shelving, partially glazed door to:





**ENTRANCE HALLWAY:**

Good areas of exposed wooden floor, dado rail, radiator, stairs to the first floor, opaque windows returning to the front, understairs storage cupboard and doors leading to:

**OPEN PLAN LOUNGE/DINING ROOM:**

Of an excellent size with dual aspect windows to front and rear. Fitted carpet, two radiators, feature recess (formerly a fireplace) with wooden mantle and surround, dado rail, cornicing, textured ceiling. Good space for a large dining table and chairs and also for lounge furniture and for entertaining, areas of fitted shelving to either side of the original chimney breast. Bay window to the front comprised of several double glazed panels with far reaching views towards town and double glazed French doors to the rear garden with double glazed panels to either side.

**GROUND FLOOR SHOWER/UTILITY ROOM:**

Wall mounted wash hand basin with tiled splashback, corner shower cubicle with electric single head shower, low level WC. One and a half bowl sink with mixer tap over and various wall and base units. Wall mounted coat hooks, cornicing, vinyl floor, space for stacked washing machine and tumble dryer, radiator, extractor fan. Opaque double glazed window to the front with fitted roller blind.

**LARGE KITCHEN/BREAKFAST ROOM:**

Fitted with a range of wall and base units with a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated double 'Bosch' electric oven and inset four ring gas hob with tiled splashback and extractor over. Space for dishwasher. Tile effect vinyl flooring, radiator, cornicing, areas of inset spotlights to the ceiling. Space for a further dining table and chairs. Door to the rear with inset cap flap and two glass panels and box bay window to the rear comprised of several sets of double glazed panels. Door leading to double garage.

**FIRST FLOOR LANDING:**

Carpeted, stairs to second floor, doors leading to:

**BEDROOM:**

A large double bedroom, carpeted, good space for double bed and associated bedroom furniture, areas of fitted wardrobes, areas of sloping ceiling, areas of fitted shelving, radiator. Double glazed window to the rear.

**FAMILY BATHROOM:**

Panelled bath with mixer tap over, low level WC, wall mounted wash hand basin with mixer tap over and shelves below, fitted glass shower screen and two shower heads over. Part tiled walls, tiled floor, wall mounted mirror fronted medicine cabinet, towel radiator, inset spotlights to the ceiling, extractor fan. Cupboard with inset hot water cylinder and additional wooden shelving. Opaque double glazed window to the side and further opaque double glazed window to the rear.

**BEDROOM:**

A further double bedroom of a good size with fitted carpets, radiator, space for large double bed and associated bedroom furniture. Box bay window to the rear comprised of several sets of double glazed panels.

**BEDROOM:**

A further double bedroom, carpeted, radiator, picture rail, inset spotlights to the ceiling. Space for large double bed and associated bedroom furniture. Good areas of fitted bedroom furniture principally to either side of the original chimney breast. Feature bay window to the front comprised of several sets of double glazed windows affording attractive views over town.

**BEDROOM:**

(Currently being used as a study). Carpeted, radiator, areas of fitted shelving. Double glazed windows to the front with fitted blind.

**SECOND FLOOR LANDING:**

Carpeted landing area with a door leading to:

**BEDROOM:**

An especially large double bedroom with wood effect flooring, two radiators, space for large bed and associated bedroom furniture and areas of sloping ceiling. Recess with excellent potential for conversion to an en-suite facility, subject to permissions being obtainable. Door to an under eaves storage area. Two sets of opaque double glazed windows to the rear with fitted blinds and two Velux windows to the front.

**OUTSIDE REAR:**

There is a patio area to the immediate rear of the property with space for garden furniture and entertaining. The garden is principally set to lawn with retaining wooden fencing, a number of mature trees and shrubs and a detached wooden shed. There is a path leading to the front and side gate.

**OUTSIDE FRONT:**

The front garden is principally set to generous areas of herringbone brickwork with off road parking for numerous vehicles. There is a side gate returning to the rear, areas of wooden fencing and areas of shrub borders with a small lawned area.

**DOUBLE GARAGE:**

A large double garage with a central partition subdividing the two parking spaces, each have up and over roller doors and there is a generous additional space for white goods. Butler style sink and wall mounted 'Potterton' boiler. There is an inspection chamber below one of the parking spaces and a large area of mezzanine flooring over the other garage area. Loft access hatch.



**SITUATION:**

Located in the St. James's quarter of Tunbridge Wells in a peaceful and pleasant residential area it offers ready access to the town centre and the award-winning Grosvenor and Hilbert park alongside local facilities such as St. James's church and St James's primary and secondary schools. Tunbridge Wells itself has a wide range of social retail and educational facilities including a number of sports and social clubs, two theatres, a host of principally independent retailers and restaurants located between the Pantiles and Mount Pleasant, with further multiple offerings at the Royal Victoria place shopping centre and nearby North Farm retail estate. The town is rightly renowned for the quality of its schooling including a number of extremely well regarded primary, secondary, independent, and grammar schools, many easily accessible from the property.

**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

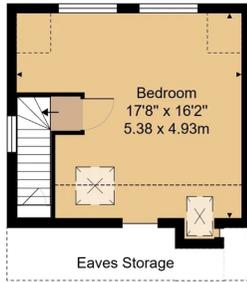
Flood Risk - Check flooding history of a property England

- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



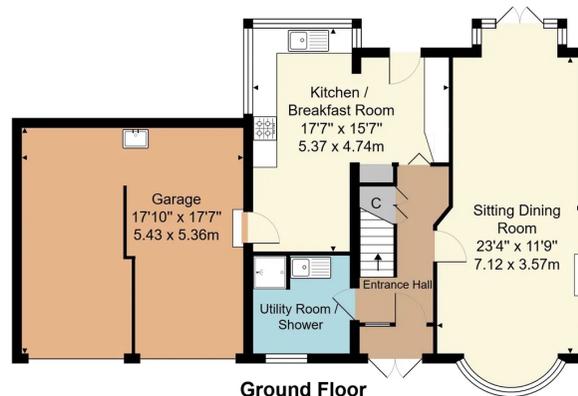


**Second Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		



**First Floor**



**Ground Floor**

House Approx. Gross Internal Area 1543 sq. ft / 143.4 sq. m  
 Approx. Gross Internal Area (Incl. Garage) 1871 sq. ft / 173.8 sq. m

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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