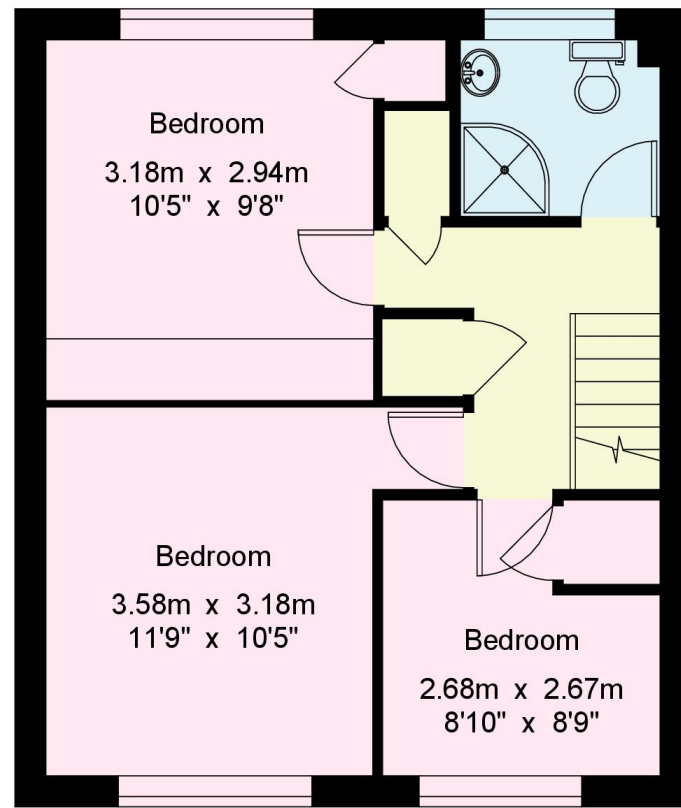


Ground Floor



First Floor



18 St. Peters Row

Fordcombe, Tunbridge Wells, TN3 0SG



18 St Peters Row

House - Gross Internal Area : 85.6 sq.m (921 sq.ft.)



For Identification Purposes Only.

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An excellent opportunity to purchase a spacious 3-bedroom house suitable for occupation but would benefit from decorating and updating kitchen and bathroom. Quiet central village location within walking distance to Primary School and popular Chafford Arms. Beautiful surrounding countryside and within 4.5 miles of Tunbridge Wells and its mainline station.

Front Door, Sitting Room, Kitchen Dining Room, Cloakroom, 3 Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows.

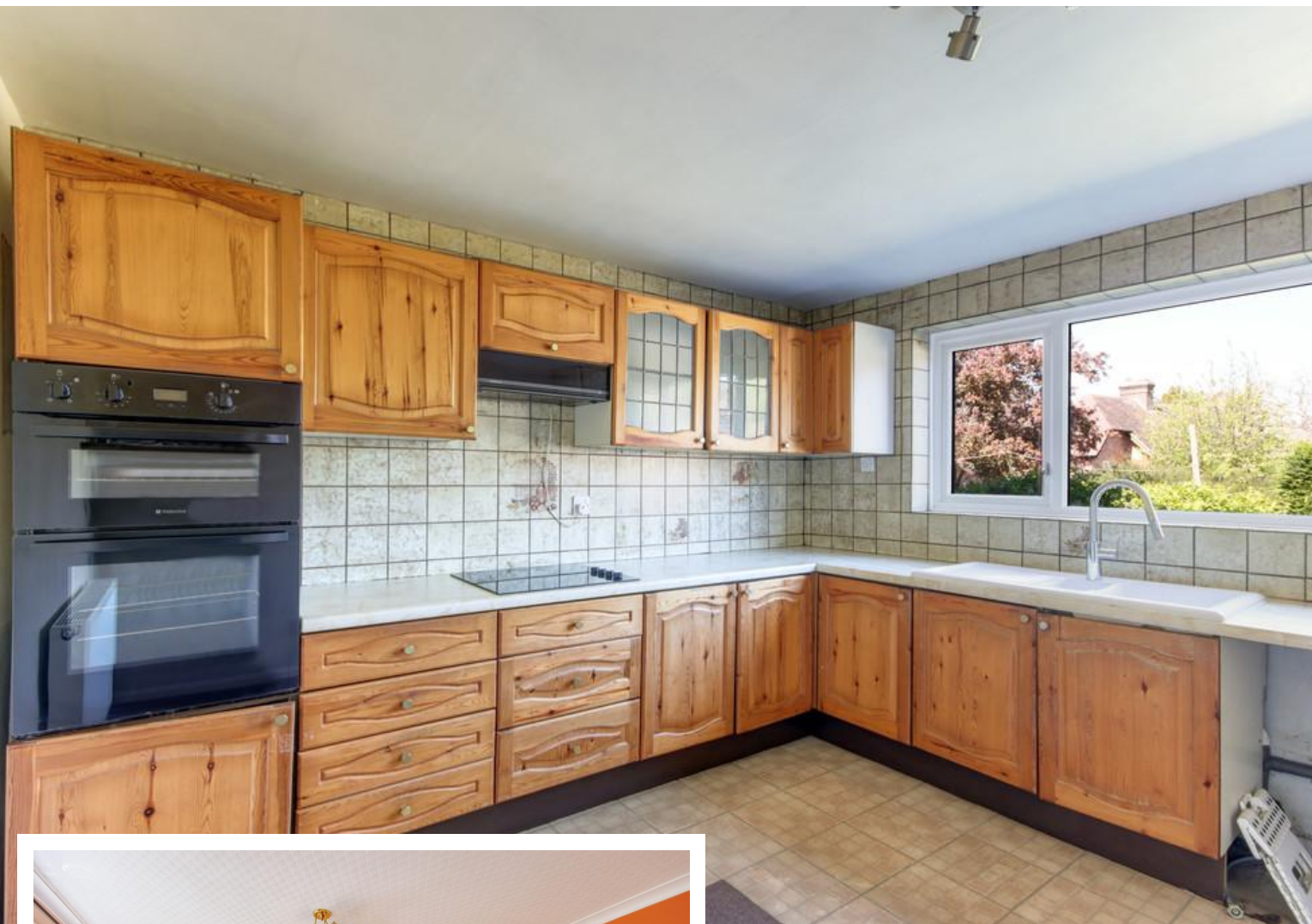
Guide price £350,000 Freehold *No Forward Chain*



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

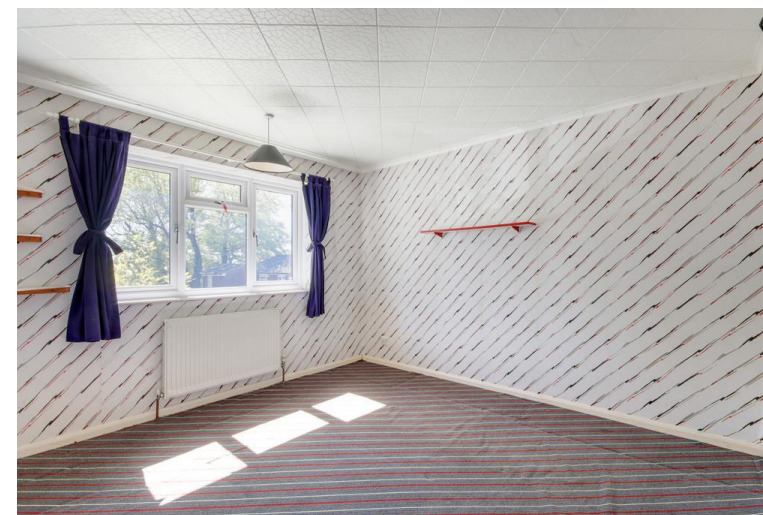
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ Spacious 3-bedroom terraced house.
- ◆ Front door gives access to hall with 3 good sized storage cupboards and half glazed door to rear garden, wall mounted Suprima gas fired boiler providing central heating and domestic hot water.
- ◆ Staircase to first floor.
- ◆ Cloakroom with modern low-level WC, washbasin and window.
- ◆ Spacious sitting room with large, double-glazed window to the front looking over the front lawn with a mature Magnolia tree.
- ◆ Good-sized kitchen/dining room with extensive worksurfaces over 2 walls incorporating one and half ceramic sink and drainer beneath window with attractive outlook over the rear garden and tree lined backdrop beyond.
- ◆ Comprehensive range of cupboards and wall mounted cabinets, Hotpoint electric oven plus grill oven, plumbing for washing machine and Kenwood dishwasher.



- ◆ Staircase to the first-floor landing with access to roof space.
- ◆ Airing cupboards housing hot water tank with separate immersion heater plus a useful storage cupboard.
- ◆ Bedroom 1 is of good size with window to the front.
- ◆ Bedroom 2 overlooks the rear garden with wall-to-wall mirrored wardrobe cupboards, plus a deep shelved cupboard.
- ◆ Bedroom 3 with window to the front, shelving.
- ◆ Bathroom with modern shower cubicle with Aqualisa unit, washbasin with vanity cupboard beneath, low level WC, window and air extractor.

Outside

- ◆ To the front of the house there is a lawn with a mature Magnolia tree and path to front door.
- ◆ The rear garden is of good size laid mainly to lawn with concrete path to the far end where there is a garden shed and picket gate providing rear access.

Location

- ◆ Ideally located for those wishing to be within walking distance of the centre of the village with its primary school and Chafford Arms yet wish to be away from busy roads.
- ◆ Fordcombe village is surrounded by beautiful countryside, being located on the northern slopes of the weald and along with its Primary school is a recently built community village hall with a preschool facility.
- ◆ The thriving town of Tunbridge Wells is approximately 4.5 miles with its mainline station, shops, bars and restaurants.

Viewing

Viewing strictly by appointment only through sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk

