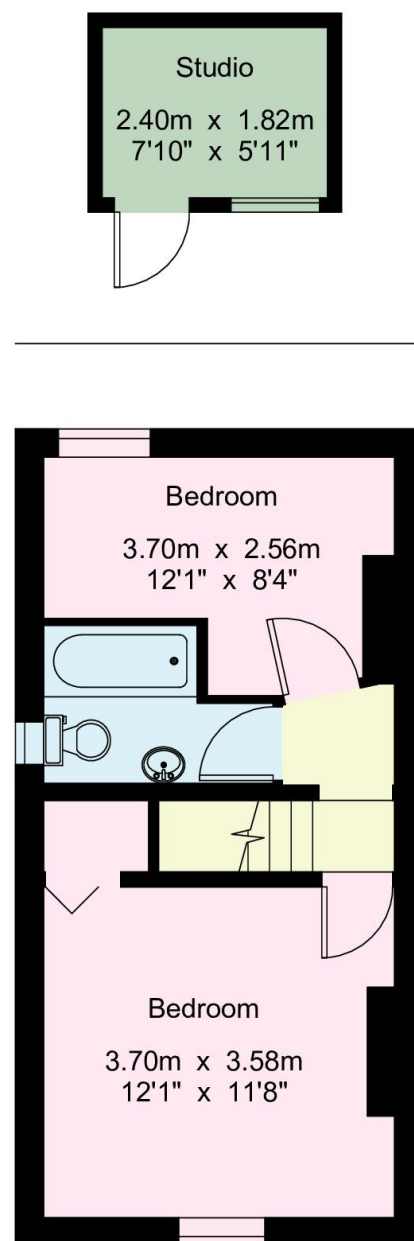


Ground Floor



First Floor

15 Upper Street

House - Gross Internal Area : 71.2 sq.m (766 sq.ft.)
Studio - Gross Internal Area : 4.3 sq.m (46 sq.ft.)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.



15 Upper Street Denny Bottom/Toad Rock

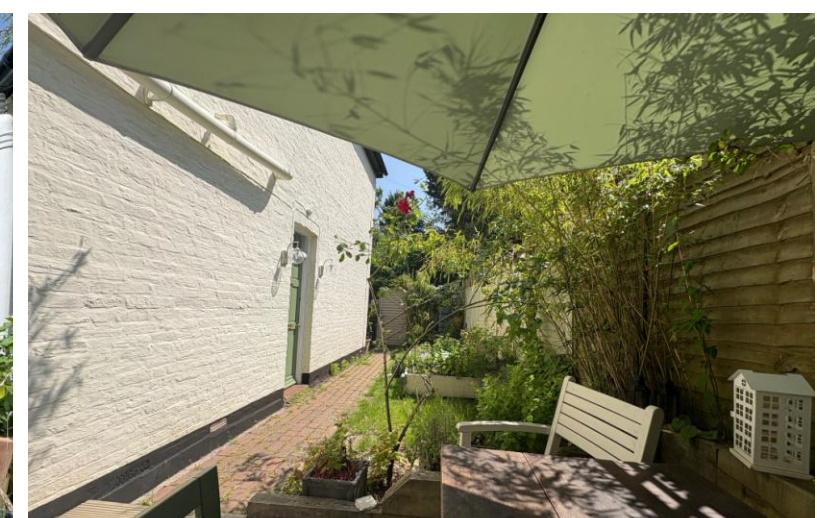
Tunbridge Wells, TN4 8NX

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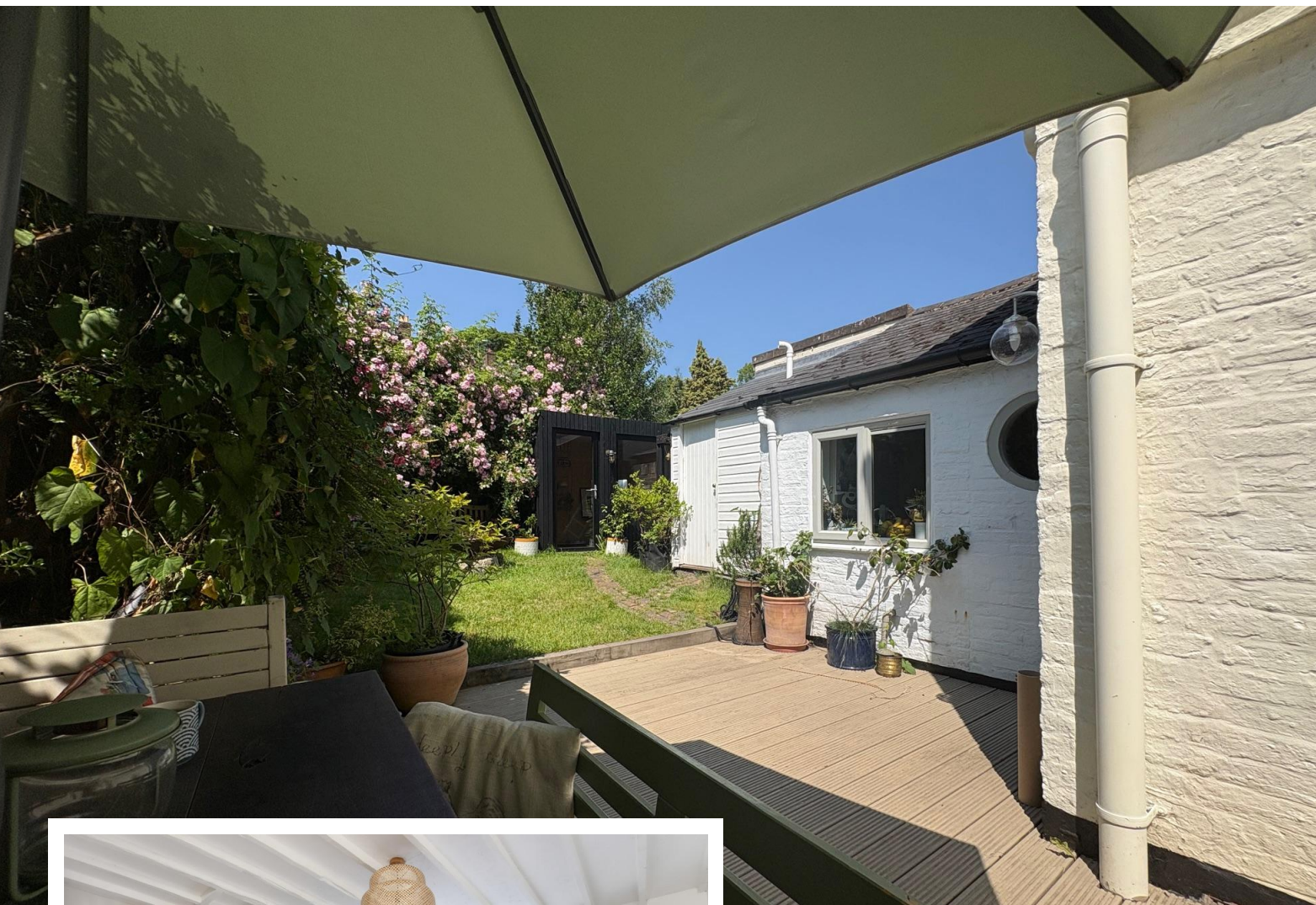
A charming semi-detached period property located in the high sought after Denny Bottom a haven of Victorian Houses away from traffic (cars are parked at the entrance to the park) thereby creating a safe area for children, the Pantiles is a 15/20 minute scenic walk. The stylish and well-presented property benefits from a southwest facing private garden which includes a bespoke underfloor heated and fully insulated office.

Sitting Room, Kitchen/Dining Room, 2 Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Outside Office, Garden.

Guide price £450,000 to £475,000 Freehold



15 Upper Street, Tunbridge Wells, TN4 8NX



Property Description

- ◆ Charming period property in a quiet sought after location.
- ◆ Secluded southwest facing garden with bespoke heated and insulated office.
- ◆ Stylishly remodelled accommodation combines a kitchen dining room bathed in sunlight with a snug sitting room.
- ◆ Solid 1 inch thick oak floorboards on the ground floor.
- ◆ The cosy sitting room and main bedroom have been fitted with quality opening shutters.
- ◆ Contemporary fitted Scandi kitchen with modern sleek Birch plywood cabinets plus box and cutlery drawers with brass handles, complimented by porcelain blue wall tiles and matching patterned tiled floor.
- ◆ Corian sink and drainer sits beneath a window overlooking the garden.
- ◆ Appliances include oven and hob, Bosch integrated dishwasher, tall fridge with freezer beneath and washing machine.
- ◆ Ariston gas fired boiler provides central heating and domestic hot water.
- ◆ Wide arch leads into the dining room which features an original cast iron and tiled fireplace and statement Milano Brass tall radiator, 2 useful understairs storage



- cupboards, the Room is bathed in natural sunlight enhanced by a tall fully double glazed window 2022.
- ◆ Cosy sitting room fitted with shelving and a pair of cupboards either side of chimney breast which is fully lined ready to receive a wood burning stove.
- ◆ Staircase with wool carpet leads to the first floor landing.
- ◆ Bedroom 1 features Victorian cast iron fireplace, built in wardrobe cupboard and faces the front.
- ◆ Bedroom 2 enjoys the afternoon sun with attractive outlook and also with delightful Victorian fireplace.
- ◆ Bathroom comprises panelled bath with separate shower above, low level WC, washbasin, copper heated towel rail and window.

Outside

- ◆ One of the features of this property is its setting and its delightful private southwest facing garden, a large deck area has been installed with access from the dining room promoting in and out living and outside dining.
- ◆ There is a spacious area to the side of the house where there are 2 large, raised beds.
- ◆ Privacy is gained by tall mature evergreen hedging and at the far end of the garden is a well-established climbing rose which provides a waterfall of white and pink roses in the season.
- ◆ Nestled in the far corner is a bespoke outside office with black slatted elevations, benefitting from underfloor heating, full insulation, dimmable lighting, Bluetooth ceiling speakers, double glazed window which provides an attractive outlook.

Location

- ◆ Child safe neighbourhood with easy access o Toad Rock, Bull hollow and swimming facilities at the Spa Hotel and Holmewood House School.
- ◆ 1.3 miles walking distance to mainline station and the historic Pantiles.
- ◆ There are a choice of excellent primary schools in the area.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 616615

