



DUDLEY ROAD

TUNBRIDGE WELLS - GUIDE PRICE £750,000 - £775,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

35 Dudley Road,
Tunbridge Wells, TN1 1LE

**Entrance Hallway - Sitting Room With Attractive
Fireplace - Dining Room - Kitchen - Utility Area - Shower
Room - First Floor Landing - Two Bedrooms - Family
Bathroom - Second Floor Landing - Two Further
Bedrooms - Southerly Facing Courtyard Garden**

A charming four bedroom family Victorian townhouse,
conveniently located close to the town shops, cafes and
restaurants in Central Tunbridge Wells.

Stained glass and wooden front door to:

ENTRANCE HALLWAY:

Radiator, dado rail, engineered oak flooring, pine door to:

SITTING ROOM:

Ceiling rose, picture rail, shutters, tall ceiling with coving,
Gas coal effect fire set in attractive fireplace, fitted
cupboards, wooden stripped floorboards. Double glazed
window to front with shutters.

DINING ROOM:

Engineered oak flooring, electric coal affect fire set in
pewter fireplace, hidden TV feature cabinet, fitted
cupboards, radiator, tall ceiling with coving, pine door to
cellar.

KITCHEN:

Fitted with a range of wall and base units with worktops
over. Stainless steel sink unit with mixer tap. Space and
plumbing for dishwasher, tiled splashbacks. Gas hob,
'Bosch' electric oven built-in microwave. Tiled floor with
underfloor heating. Double glazed window to side and
double glazed door to rear garden. Door to:

UTILITY AREA:

Space for a fridge/freezer, space and plumbing for
washing machine. Double glazed window to side.

SHOWER ROOM:

WC, pedestal wash hand basin with mixer tap and vanity
unit, shower cubicle with electric shower, heated towel
rail, underfloor heating.



CELLAR:

Steps from the dining room lead down to a cellar with power and lighting, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit with mixer tap, work surfaces. Double glazed window to front.

FIRST FLOOR LANDING:

Stairs to second floor. Doors leading to:

FAMILY BATHROOM:

Fitted with a freestanding roll top bath with 'Burlington' mixer tap and shower attachment, high flush 'Burlington' WC, 'Burlington' wash hand basin with chrome taps, shower cubicle. Tile effect floor with underfloor heating, part tiled walls, heated towel rail, extractor.

BEDROOM 1:

Picture rail, coving to ceiling, two double glazed windows to front, shutters, radiator, marble and cast iron log fireplace, fitted cupboard.

BEDROOM 2:

Two fitted wardrobes, radiator, picture rail, double glazed window to rear aspect.

SECOND FLOOR LANDING:

Staircase from first floor landing to second floor with access to loft which is board for additional storage. Double glazed window.

BEDROOM 3:

Two fitted wardrobes, radiator, picture rail, cast iron fireplace.

BEDROOM 4:

Fitted bookshelves, cast iron fireplace, fitted cupboard housing boiler, double glazed window to rear aspect.

OUTSIDE REAR:

A southerly facing, paved rear courtyard garden with outside tap, grapevine and side gate to shared twitten.

PERMIT PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.



SITUATION:

Dudley Road is an attractive and very popular residential road in the centre of Tunbridge Wells town. It offers ready access to the Royal Victoria Place shopping precinct and a host of independent retailers, restaurants and bars located between Mount Pleasant and the Pantiles. Tunbridge Wells main line railway station - which offers fast and frequent services to both London termini and the South Coast - is a short walk away, as is Tunbridge Wells Common, a much-loved natural green space providing opportunities for walks, play, picnics, ball games, fitness training or just taking in the views or cricket games from one of the many benches. The town has two theatres and a number of sports and social clubs and a wide range of excellent schools at primary, secondary, independent and grammar levels.

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.



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

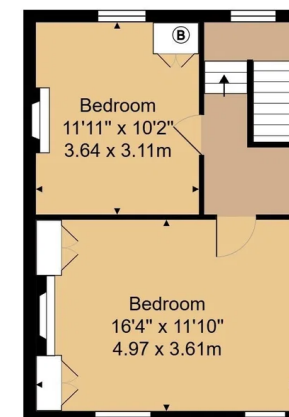
Tel: 01892 511211

Email:

tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

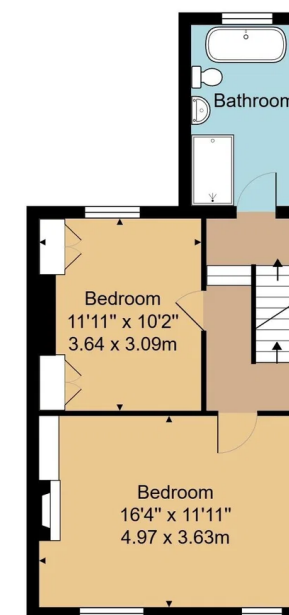
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	72 C



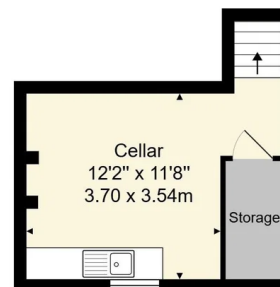
Second Floor



Ground Floor



First Floor



Basement

Approx. Gross Internal Area 1609 ft² ... 149.5 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.