



NURSERY ROAD
TUNBRIDGE WELLS - £450,000



32a Nursery Road, Tunbridge Wells, TN4 9BZ

Entrance Hall - Kitchen - Sitting/Dining Room -
Conservatory - Three Bedrooms - Bathroom - Garden -
Garage

Having been a much-loved family home, this well-presented three-bedroom terraced property offers bright and spacious accommodation throughout, together with the uncommon advantage of a private driveway and attached garage.

The property is entered via a welcoming entrance hallway with useful storage, access to the garage, and stairs rising to the first floor. To the front of the home is a well-equipped kitchen featuring a range of wall and base units, ample worktop space, a gas hob with extractor hood, integrated double oven and refrigerator, butler sink, and space for freestanding appliances.

The generous lounge/dining room provides a versatile living space with room for both seating and dining furniture. A feature fireplace creates an attractive focal point, while double doors lead through to the conservatory, allowing plenty of natural light to flow throughout the ground floor.

The conservatory offers additional reception space and enjoys direct access to the rear garden via French doors, making it an ideal space for relaxing or entertaining.

To the first floor are three bedrooms, comprising two comfortable double bedrooms and a well-proportioned single bedroom. The landing also benefits from an airing cupboard and loft access.

Externally, the front of the property provides block-paved off-road parking for up to three vehicles and access to the attached garage. The enclosed rear garden enjoys a good degree of privacy and features an attractive brick wall boundary, raised flower beds, and paved seating areas.

ENTRANCE HALLWAY:

Entered via a front door with glazed inserts and side panels, the welcoming entrance hallway features fitted carpet with coir matting, a useful storage cupboard housing the utility meters, radiator, under-stairs storage area, stairs rising to the first floor, and internal access to the attached garage.



KITCHEN:

Fitted with a range of wall and base units providing ample storage, complemented by granite worktop surface overlays. Features include a butler sink, gas hob with tiled splashback and extractor hood above, integrated Neff high-level double oven and refrigerator, Worcester Bosch combi boiler tiled flooring, and space for a tall fridge/freezer, dishwasher, and washing machine. Double glazed window to the front aspect.

SITTING/DINING ROOM:

A spacious and versatile reception room offering ample space for both lounge and dining furniture. Featuring a fitted carpet, radiator, and an electric fireplace with stone hearth and wooden mantel. Double doors with glazed inserts lead through to the conservatory, allowing plenty of natural light into the room.

CONSERVATORY:

Providing additional living accommodation, the conservatory benefits from vinyl flooring, convactor heater, power points, and French doors opening onto the rear garden.

FIRST FLOOR LANDING:

Carpeted landing with airing cupboard housing a radiator, loft access hatch, and doors leading to all first-floor rooms.

BEDROOM:

A well-proportioned double bedroom with fitted carpet, radiator, double glazed window to the front aspect, built-in storage cupboard, and ample space for bedroom furniture.

BEDROOM:

Another generous double bedroom featuring fitted carpet, radiator, double glazed window overlooking the rear garden, storage cupboard, and space for a range of bedroom furniture.

BEDROOM:

A comfortable single bedroom with fitted carpet, radiator, and double glazed window to the rear aspect. Ideal as a child's bedroom, guest room, or home office.



BATHROOM:

Fitted with a panel-enclosed bath with wall-mounted shower and handheld attachment, pedestal wash hand basin with mixer tap, and low-level WC.

OUTSIDE FRONT:

The front of the property is block paved, providing off-road parking for up to three vehicles, together with access to the attached garage.

GARAGE:

Attached garage with up-and-over door, power, and lighting. Ideal for storage, workshop space, or secure parking.

OUTSIDE REAR:

A private and enclosed rear garden bordered by fencing and an attractive brick wall. Designed for ease of maintenance with paved areas and raised flower beds, providing an enjoyable outdoor space for relaxing or entertaining.

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 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.

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BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



First Floor

Ground Floor

House Approx. Gross Internal Area 941 sq. ft / 87.4 sq. m
Approx. Gross Internal Area (Incl. Garage) 1082 sq. ft / 100.5 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.

