



DYNEVOR ROAD  
TUNBRIDGE WELLS - £450,000



28 Dynevor Road, TN4 9HR

Entrance Hall - Sitting/Dining Room - Kitchen - Two Bedrooms - Cot Room/Study - Bathroom - Garden

Immaculately presented throughout, this attractive 1920's semi-detached home combines period charm with stylish modern finishes and enjoys a highly convenient location just 0.2 miles from High Brooms mainline station and within easy reach of local shops, cafés and amenities.

The property has been recently redecorated throughout and is arranged over two floors, offering light, airy and well-balanced accommodation ideal for professional couples, young families or commuters alike.

The spacious open plan lounge/dining room is a standout feature of the home, benefitting from a large bay window with plantation shutters to the front. A characterful fireplace with log burner creates a cosy focal point, complemented by wood effect laminate flooring and useful understairs storage cupboards. To the rear, a UPVC door provides direct access to the garden.

The modern fitted kitchen is generous in size and well-equipped with a range of integrated appliances, ample solid oak worktop surfaces, whilst tiled flooring and dual aspect windows create a bright and practical space.

Upstairs, there are two well-proportioned double bedrooms along with a useful cot room/study. The principal bedroom benefits from a feature bay window with plantation shutters. The spacious family bathroom is fitted with a large bath and shower attachment along with attractive vinyl tile-effect flooring.

Externally, the private tiered rear garden has been thoughtfully landscaped for ease of maintenance and enjoys several patio seating areas, mature shrubs, flowering plants and a lawned section.

Viewings are highly recommended to fully appreciate the condition, character and convenient location of this lovely home.

#### ENTRANCE PORCH:

Open porch leading to wooden front door with mosaic stained glass window.



**HALLWAY:**

Wood effect laminate flooring, coving and opening into the main living accommodation.

**OPEN PLAN SITTING/DINING ROOM:**

A bright and spacious dual aspect reception room with wood effect laminate flooring and a large double glazed bay window with plantation blinds to the front. Feature fireplace with log burner, radiators, coving and two understairs storage cupboards. UPVC door providing access to the rear garden.

**KITCHEN:**

Modern fitted kitchen comprising a range of wall and base units with solid oak work surfaces and breakfast bar. One and a half bowl stainless steel sink with mixer tap, Hotpoint range dual fan ovens with five-ring gas hob and extractor above, integrated Bosch dishwasher, washing machine and dryer. Space for large fridge freezer, tiled flooring, recessed LED spotlights and double glazed windows to the side and rear with door leading to the garden.

**LANDING:**

Fitted carpet, loft access with boarded loft, light and ladder.

**MAIN BEDROOM:**

Well-proportioned double bedroom with fitted carpet, column radiator and double glazed bay window with plantation blinds to the front.

**BEDROOM TWO:**

Double bedroom with fitted carpet, coving and double glazed window overlooking the rear garden.

**COT ROOM/STUDY:**

Useful study or nursery space with fitted carpet, floating shelf and double glazed side window.

**FAMILY BATHROOM:**

Spacious bathroom fitted with a large bath with shower attachment and glass screen, low level WC and pedestal wash hand basin. Heated towel rail, part tiled walls, vinyl tile-effect flooring and obscured double glazed window to the side. Cupboard housing Worcester Bosch combi boiler with additional storage above.



## OUTSIDE FRONT & SIDE

Pretty front and side garden with pathway to the entrance, mature shrubs and planted borders. Side access gate leading to the rear garden.

## REAR GARDEN:

Sunny, private tiered rear garden arranged over several levels with patio seating areas, lawn, mature shrubs, flowering plants and wooden shed. A lovely space for outdoor entertaining and relaxation.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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## VIEWING:

By appointment with Wood & Pilcher 01892 511311

## ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

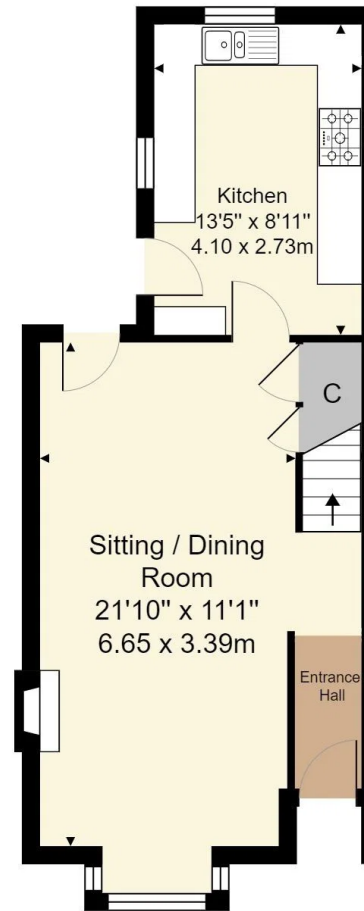
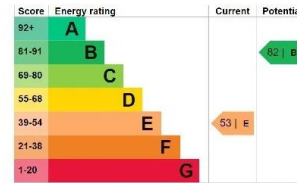
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

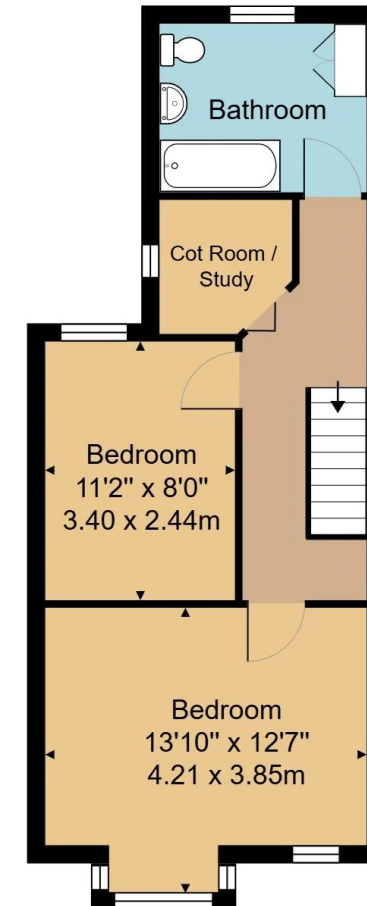
- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas Electricity & Drainage

Heating - Gas Heating



Ground Floor



First Floor

Approx. Gross Internal Area 863 ft<sup>2</sup> ... 80.2 m<sup>2</sup>

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.

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