

ST. MARKS ROAD

TUNBRIDGE WELLS - GUIDE PRICE £950,000 - £995,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

St. Marks Road
Tunbridge Wells, TN2 5LT

Hallway - Cloakroom - Sitting Room With Wood Burning Stove - Kitchen/Diner With Doors To Garden - Utility Room - Study/Bedroom 5 - First Floor Landing - Principal Bedroom With En-Suite Bathroom - Three Further Bedrooms - Family Bathroom - Driveway Providing Off Road Parking & Singe, Integral Garage – Attractive Wrap Around Rear Gardens



Situated in a desirable location just off Frant Road, this attractive four/five-bedroom detached family home offers generous and versatile accommodation, ideally positioned within walking distance of the historic Pantiles, Tunbridge Wells railway station and The Mead nursery and prep school.

The property boasts a spacious sitting room featuring a charming log burner, creating a warm and inviting space for relaxation, alongside a well-proportioned kitchen/diner ideal for family life and entertaining. Further accommodation includes a separate utility room, a study providing an ideal home-working space, and a principal bedroom with en-suite bathroom.

Externally, the property benefits from an integral garage and attractive wrap-around gardens, providing excellent outdoor space for relaxing and entertaining. Combining spacious family accommodation with a convenient location close to the town centre, local amenities and mainline rail links, this appealing home offers an excellent opportunity for families seeking both space and accessibility.

Double glazed front door to:

HALLWAY:
A wide hallway with wooden flooring, raised double glazed window to front, under stairs storage cupboard, underfloor heating, coving to ceiling.







CLOAKROOM:
Push flush low level WC, wall mounted wash hand basin with chrome mixer taps and vanity unit, fitted cupboard, inset spotlights, coving to ceiling, extractor. Frosted double glazed window to front.

SITTING ROOM:
Coving to ceiling, fireplace with wood burning stove and wooden surround, underfloor heating. Double glazed windows to front and rear and double glazed patio doors to garden.

KITCHEN/DINING ROOM:
Fitted with a range of white high gloss wall and base units with stone worktops over. One and a half bowl stainless steel sink unit with mixer taps. Five ring 'Siemens' induction hob, extractor hood, wine chiller, built-in Siemens microwave and electric oven. Wooden floor, underfloor heating, coving to ceiling, inset spotlights. Space for dining table. Double glazed window to rear and double glazed patio doors to rear garden. Door to:

UTILITY ROOM:
Range of base units with worktops over. Stainless steel sink unit with mixer tap, plumbing for washing machine, housed wall mounted boiler. Inset spotlights, extractor, coving to ceiling, underfloor heating. Double glazed door to side and double glazed window to rear.

STUDY/BEDROOM 5:
Double glazed window to front, coving to ceiling, underfloor heating.

Staircase to **FIRST FLOOR LANDING:** Access to loft, coving to ceiling, large airing cupboard, doors to:

BEDROOM 1:
Dual aspect with double glazed windows to side and rear, radiator. Two double fitted wardrobes. Door to:

EN-SUITE BATHROOM:
Panel enclosed bath with mixer tap and shower attachment, shower cubicle with 'Mira' shower, wash hand basin with mixer tap and vanity unit, push flush low level WC. Tiled floors, part tiled walls, fitted drawers, heated towel rail, inset spotlights, extractor. Frosted double glazed window to front.

BEDROOM 2:
Double glazed window to rear, radiator, fitted wardrobe.

BEDROOM 3:
Double glazed window to rear, radiator, fitted wardrobe.

BEDROOM 4:
Two Velux windows to side, single fitted wardrobe, radiator, eaves storage.

FAMILY BATHROOM:
Double walk-in shower cubicle with 'Mira shower', wash hand basin with mixer tap and pull out drawer, panel enclosed bath with mixer tap and shower attachment, push flush low-level WC. Tiled floors, fitted drawers, heated towel rail, inset spotlights, cupboard housing pressurised water system tank. Frosted double glazed window to front.

OUTSIDE FRONT:
Driveway for two cars, access to single integral garage.

OUTSIDE REAR:
Attractive wrap-around lawn gardens, flower borders, hedged screening, pathway, various specimen trees, outside tap, boundary fencing, two patio areas, outside wall lights.

SITUATION:
The property is located just off Frant Road to the south side of Tunbridge Wells town centre. To this end, it offers great access to the Pantiles, the Old High Street and the main line railway station. Tunbridge Wells has an excellent mix of social, retail and educational facilities including two theatres and a number of sports and social clubs. The property is well place to access the majority of the town's independent retailers, restaurants and bars between the Pantiles and Mount Pleasant and still has good access to the areas of principally multiple retailers at the Royal Victoria Place and nearby Calverley Road. Tunbridge Wells railway station offers fast and frequent services to both London termini and the South Coast.

TENURE:
Freehold

COUNCIL TAX BAND:
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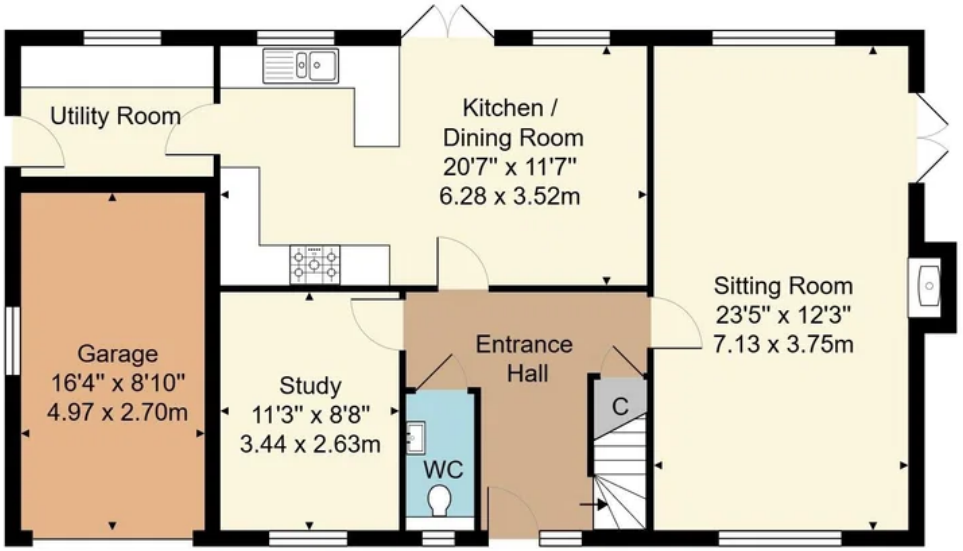
VIEWING:
By appointment with Wood & Pilcher 01892 511211

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

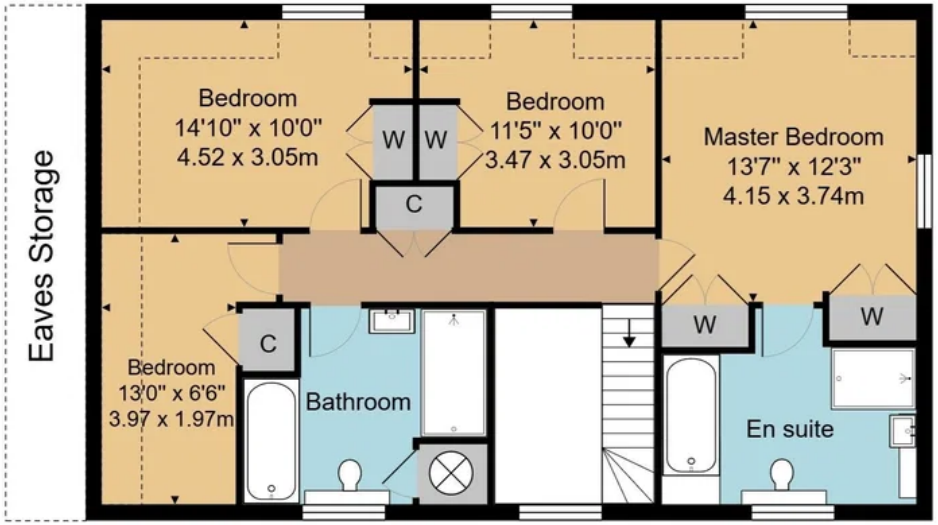








Ground Floor



First Floor



Approx. Gross Internal Area 1926 ft² ... 178.9 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.

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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