

KENT ROAD

TUNBRIDGE WELLS - GUIDE PRICE £625,000 - £650,000

WOOD & PILCHER
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15 Kent Road
Tunbridge Wells, TN4 9UE

Entrance Hallway - Lounge - Large Open Plan Lounge/Dining/Kitchen With Bi-Fold Doors To Garden - Cloakroom - First Floor Landing - Three Bedrooms - Family Bathroom - Loft Room - Front Garden - Re-Modelled Rear Garden

A three bedroom semi detached property which has been the subject of impressive modernization and extension in the current owner's time of occupation and still offers further room for extension and development, subject to the necessary permission being obtainable. A glance at the attached photographs and floorplan will give an indication as to the nature and quality of work undertaken, but major areas include a thorough rewiring and replumbing to include a new boiler, a remodelling of the garden, the installation of a ground floor cloakroom and a major development of the kitchen and rear of the property to include the removal of various walls, installation of light wells and lanterns, the sourcing of Moroccan tiles for the attractive contemporary kitchen and indeed an extension into the side return area. The owners have chosen a particularly stylish contemporary kitchen with quartz work surfaces and both attractive and long lasting 'Karndean' style floorings. Properties of this style and with this space and potential, most especially when they are adjacent to a number of highly regarded schools, will generate good initial interest and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with an inset opaque double glazed panel and a further opaque panel over, leading to:

ENTRANCE HALLWAY: Areas of exposed wooden flooring, radiator, dado rail, welcome arch, stairs to the first floor. Doors leading to:








HEALING
WORDS

LOUNGE:
Good areas of exposed wooden flooring, radiator, picture rail, feature cornicing, various media points. Feature recess (formerly fireplace) now an inset dual aspect wood burner and fitted cupboards and shelving to both sides of the of the original chimney breast. Good space for lounge furniture and entertaining. Shallow bay window comprised of double glazed windows with fitted plantation shutters.

LARGE OPEN PLAN LOUNGE/DINING/KITCHEN AREA:
Of a particularly good size and a main feature of the of the property.

Lounge Area: Wood effect 'Karndean' style flooring, feature radiator, picture rail. Space for lounge furniture. Feature recess (formerly fireplace) with inset dual aspect wood burner. Door to a cloakroom. This is immediately open to:

Kitchen/Dining Area: Wood effect 'Karndean' style flooring throughout and additional light levels afforded by a ceiling lantern. Good space for a large dining table and chairs. Feature radiator. Bi-fold double glazed doors to the rear gardens. Fitted with an attractive contemporary styled kitchen with a complementary quartz work surface and further island. The island has a breakfast bar area with seating for two people and good general storage space. One and a half bowl Butler sink with mixer tap over. Integrated dishwasher, fridge and freezer. Space for a washing machine and tumble dryer. Integrated double 'Bosch' electric oven and inset five ring 'Bosch' gas hob with 'Bosch' extractor system over. Feature artisan styled part tiled wall, areas of exposed shelving.

CLOAKROOM:
Wash hand basin with tiled splashback, mixer tap over and storage below, low level WC. Wood effect 'Karndean' style flooring, radiator, door to understairs cupboard, areas of sloping ceiling.

FIRST FLOOR LANDING:
Carpeted, dado rail, cornicing, radiator. Doors leading to:

BEDROOM:
Carpeted, radiator. Good space for bed and associated bedroom furniture or indeed for use as a study. Double glazed windows to the rear.

FAMILY BATHROOM:
Of an impressive contemporary styling with a feature tiled floor, wall mounted radiator, wall mounted medicine cabinet, panelled bath with mixer tap over and single shower head, two recesses and attractive areas of contemporary metro style tiling, wall mounted sink with mixer tap over, low level WC. Extractor fan, inset spots to the ceiling. Opaque double glazed window to the side.

BEDROOM:
Good areas of exposed wooden flooring, radiator. Space for bed and associated bedroom furniture and areas of fitted shelving to one side of the original chimney breast. Double glazed window to the rear.

MASTER BEDROOM:
Of a particularly good size and with ample room for a large bed and associated bedroom furniture, radiator, picture rail. Feature cast iron fireplace with stone hearth. Bank of floor to ceiling fitted wardrobes with areas of shelving and coat rails. Shallow bay window to the front and further double glazed window to the front both with fitted plantation shutters.

Steep stairs lead to:

LOFT ROOM:
Understairs cupboard affording additional storage space. There is potential for further development, subject to permissions being obtainable - but currently operates as an excellent space with areas of fitted carpet areas of sloping ceiling and an inset Velux window with further underneath storage areas.

OUTSIDE FRONT:
The front garden is set to low maintenance paving with a rendered brick wall and wooden gate to the front and areas that are suitable for bin storage etc.

OUTSIDE REAR:
The rear garden has been subject to an impressive re-modelling and is accessible from the kitchen/dining area. It has an attractive lower maintenance area with feature paving to the immediate rear of the property affording space for garden furniture and entertaining. Steps lead up to a lawned area with further raised beds to either side, There is a combination of retaining wooden fencing and brick walls and a gate to the rear as well as a further raised decked area to the rear, again entirely suitable for entertaining, external power point.

SITUATION:
The property is located on Kent Road, off of Whitefield Road in the St. Johns quarter of Tunbridge Wells. To this end it is proximate to a number of highly regarded schools including many of the towns grammar schools, local parks and local retailers including two metro style supermarkets. Tunbridge Wells town centre itself is approximately a mile away with its far wider range of social, retail and educational facilities to include a number of sports and social clubs, two theatres, a further excellent range of primarily independent retailers, restaurants and bars between the Pantiles and Mount Pleasant and further multiple retailers at both the Royal Victoria Place shopping precinct and nearby North Farm. The town has excellent access to the M25 via the A21 trunk road and two main line railway stations offering fast and frequent services to both London termini and the South Coast.



TENURE:
Freehold

COUNCIL TAX BAND:
D

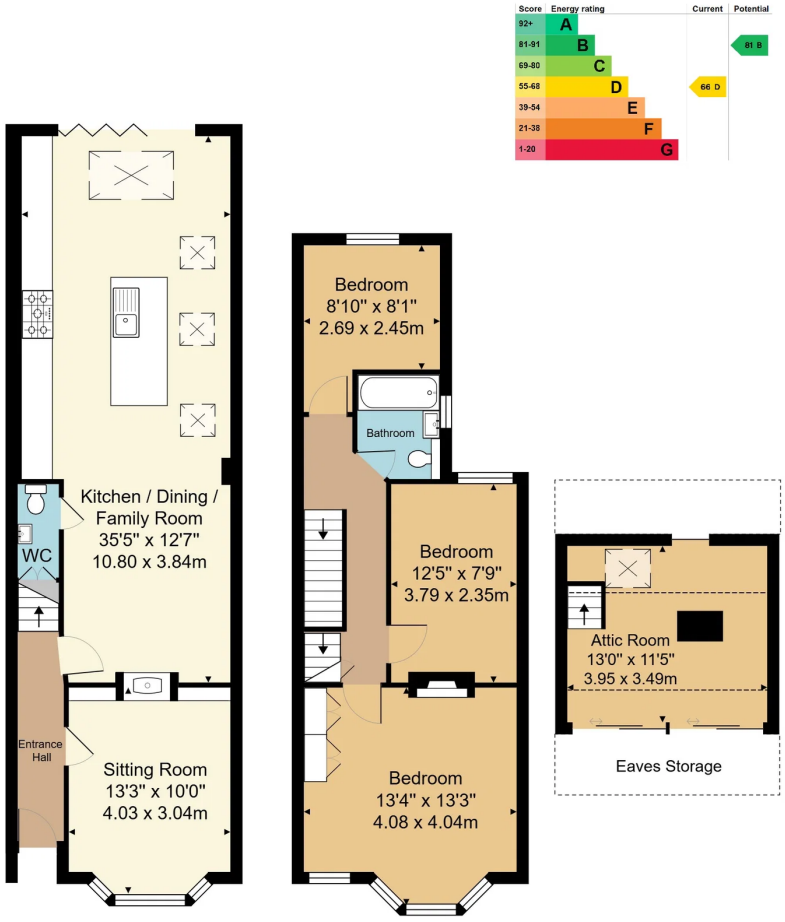
VIEWING:
By appointment with Wood & Pilcher 01892 511211

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









Approx. Gross Internal Area 1251 ft² ... 116.3 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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