

CLEVELAND

TUNBRIDGE WELLS - £495,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

19 Cleveland
Tunbridge Wells, TN2 3NF

Entrance Porch - Lounge - Open Plan Kitchen/Dining Area With Door To Garden - Kitchen - Cloakroom - First Floor Landing - Three Bedrooms - Bathroom - Front Garden - Driveway Providing Off Road Parking - Single Garage - Rear Garden

Located on a most pleasant road in the St. James quarter of Tunbridge Wells, an extremely well presented three bedroom detached family home with generous parking, enclosed rear gardens, recently fitted solar panels and further potential to extend to the side, subject to permissions being obtainable. The property enjoys a particularly spacious principal reception room with bay window to the front, a further excellent sized kitchen/dining area with a contemporary kitchen and direct access to the rear garden as well as a ground floor cloakroom. There are three bedrooms and a contemporary styled family bathroom to the first floor. A glance at the attached photographs and floorplan will give an indication as to the flexibility of the accommodation and the sizes of the rooms. Properties in this location have always generated good 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 inset glass opaque panel and a further glass double glazed window above, leading to:

ENTRANCE PORCH: Areas of wood effect flooring, radiator, wall mounted boiler, wall mounted coat hooks, areas of fitted storage cupboards - some with general storage space and areas of fitted shelving and the other housing the electrical consumer unit and meters. Partially glazed Georgian style door with inset opaque panels leading to:

LOUNGE: Carpeted, cornicing, two radiators, various media points. Of a good size with excellent space for lounge furniture and for entertaining. Door to an understairs cupboard. Staircase returning to the first floor. Shallow bay window to the front comprised of four sets of Georgian style double glazed panels and Georgian style double glazed window to the side.

OPEN PLAN KITCHEN/DINING AREA: Dining Area: Good







Space for table, chairs and associated dining room furniture. Georgian style double windows to the rear and a further Georgian style double glazed door to the rear garden.

KITCHEN: Of an attractive contemporary style and fitted with a range of white wall and base units and a complementary wooden woodblock surface. Inset one and a half bowl ceramic sink with mixer tap over. Integrated electric oven and microwave, inset 'Bosch' four ring induction hob with feature splashback and extractor hood over. Integrated fridge, freezer, washing machine and slimline dishwasher. Good areas of general storage space, inset LED spotlights to the ceiling. Partially glazed double glazed door to the side with inset opaque panel. Georgian style double glazed windows to the rear with fitted blind.

CLOAKROOM: Fitted with a low level WC, wall mounted wash hand basin with splashback, mixer tap over and storage below, wall mounted towel radiator, wood effect flooring, areas of sloping ceiling. Opaque double glazed window to the side.

FIRST FLOOR LANDING: Carpeted, areas of textured ceiling, loft access hatch. Double glazed window to the side. Doors leading to:

BATHROOM: Of a contemporary style and fitted with a low level WC, panelled bath with mixer tap over and single head shower attachment, wall mounted wash hand basin with mixer tap over and storage below and fitted wall mirror, corner shower cubicle with sliding glass doors and single shower head over. Wood effect flooring, part tiled walls, heated towel radiator, wall mounted mirror fronted cabinet, inset spotlights to the ceiling, extractor fan. Opaque Georgian style double glazed window to the rear with Roman blind.

BEDROOM: Good areas of engineered wooden flooring, radiator. Space for large bed and associated bedroom furniture. Fitted cupboard with areas of shelving and fitted coat rails. Georgian style double glazed windows to the rear.

BEDROOM: Carpeted, radiator. Space for large bed and associated bedroom furniture. Fitted wardrobe with areas of shelving and fitted coat rails. Georgian style double glazed windows to the front.







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BEDROOM: Carpeted, radiator. Good space for a single bed and associated bedroom furniture. Higher level fitted cupboard with good general storage space and areas of fitted shelving. Georgian style double glazed windows to the front with fitted blind.

OUTSIDE FRONT: A private driveway set to herringbone brickwork sitting in front a single garage. The front garden is mostly laid to lawn with an attractive and well stocked flower bed to the front of the property and a gate providing side access to the rear garden.

OUTSIDE REAR: A lower maintenance space set over two principal levels. Areas of contemporary styled paving stones running along the side of the property to the front gate and providing a further lower maintenance patio area to the side of the property. There are steps up to a second lower maintenance patio area alongside areas of lawn and pebbles with a further higher level banked area containing a selection of well stocked shrubs and bulbs etc. The property has wooden retaining fencing and a good sized area to the other side of the property again set to paving stones with a detached shed.

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 particulars 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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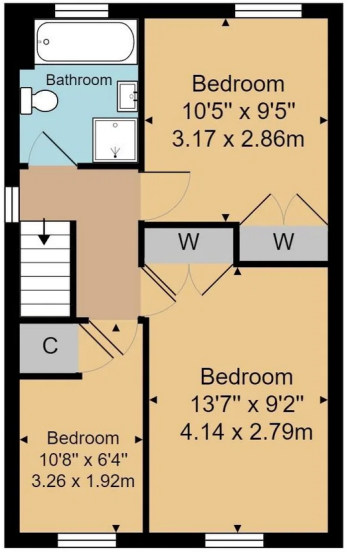
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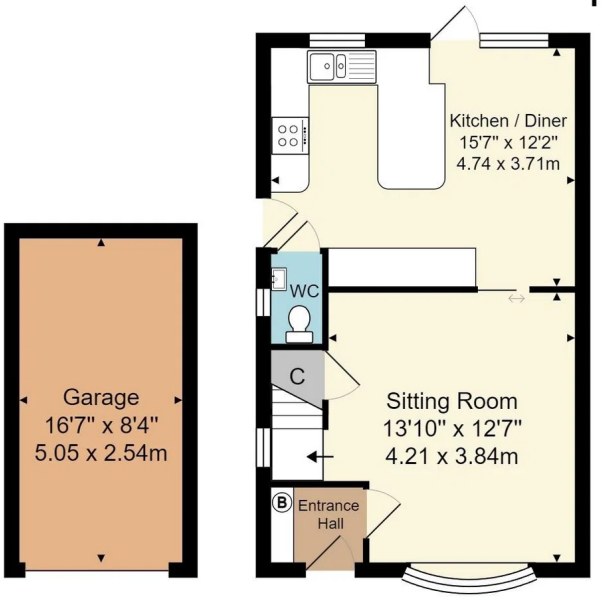
House Approx. Gross Internal Area
827 sq. ft / 76.8 sq. m

Garage Approx. Internal Area
138 sq. ft / 12.8 sq. m





First Floor



Ground Floor

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.