



**WOOD &
PILCHER**

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- End-Terrace Property
- Two Double Bedrooms
- Upstairs Bathroom
- Two Reception Rooms
- On-Street Parking
- Energy Efficiency Rating: D

Colebrook Road, Tunbridge Wells

£360,000

woodandpilcher.co.uk

29a Colebrook Road, Tunbridge Wells, TN4 9BS

This charming two bedroom end-terrace home is situated in a popular residential location, ideally positioned for local shops, amenities, schools and mainline train station. Set back from the road behind a low brick wall and front garden, a side path takes you to the entrance door. There are two good sized reception rooms on the ground floor with the living room benefiting from fitted cabinetry and room for large sofas and furniture. The dining room has plenty of space for a good sized table and chairs and has a tall window looking onto the garden. A wide opening allows the dining room to flow seamlessly to the kitchen behind. The kitchen is well presented and benefits from windows to the side and rear, making it a light and airy space. It has a fitted oven, induction hob and sink/drainers, whilst leaving space for additional white goods. Furthermore, there is plenty of fitted storage and work surfaces. A door from the kitchen leads directly to the rear garden. Climbing the stairs from the dining room a good sized landing with window, loft access fitted cupboard provides access to the two bedrooms and bathroom. The master bedroom is at the front of the house and is a good size with plenty of space for a double bed and bedroom furniture. Bedroom two is another double bedroom with a window looking onto the garden and with space for bedroom furniture. Completing the first floor is the well presented bathroom with a P-shaped bath with shower over, WC, wash basin, heated towel rail and frosted window. A fitted airing cupboard is useful for linen storage and houses the combination boiler. Outside a sunny low maintenance garden has a gravelled seating area, which in turn leads onto a spacious lawn with fenced borders and shed to the rear. Gated access at the side takes you to the front of the house. The property also benefits from new soffits and fascias that were installed in 2023.

ENTRANCE HALL:

Carpeted, fitted cupboard.

SITTING ROOM:

Tall window, fitted cabinets to chimney alcoves, carpeted, radiator.

DINING ROOM:

Window to garden, open to kitchen, carpeted, radiator, stairs to first floor.

KITCHEN:

Two windows, laminate flooring, cream floor and wall cabinets, marble effect worktops, sink and drainer, fitted fan oven, four ring induction hob, extractor, space for washing machine and tall fridge/freezer, door to garden.



LANDING:

Window, fitted cupboard, loft access, carpeted, radiator.

BEDROOM:

Double, tall window, space for wardrobes, carpeted, radiator.

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Double, tall window, space for wardrobes, carpeted, radiator.

BATHROOM:

Laminate flooring, D-shaped bath with shower, WC, wash basin, chrome heated towel rail, frosted window, airing cupboard.

OUTSIDE REAR:

Seating area, lawn, secure fence, shed, outside tap and lighting, gated side access.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, a multiscreen cinema and bowling complex.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

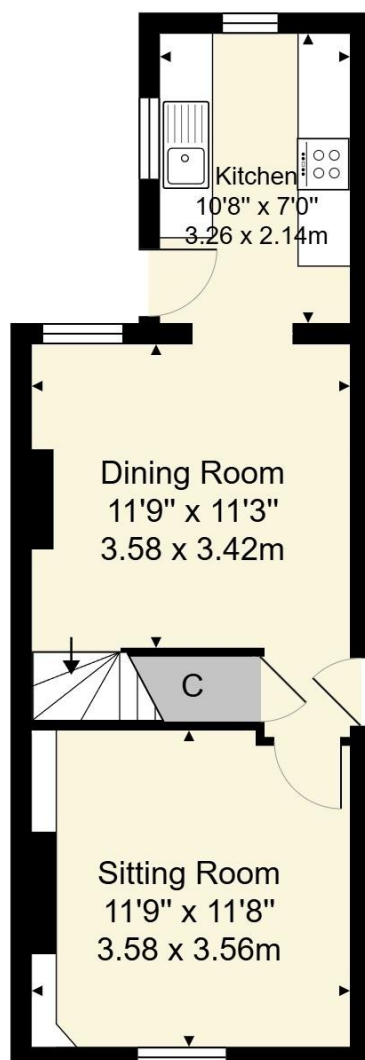
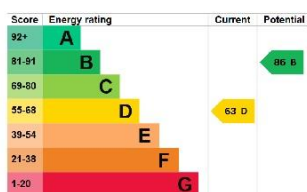
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

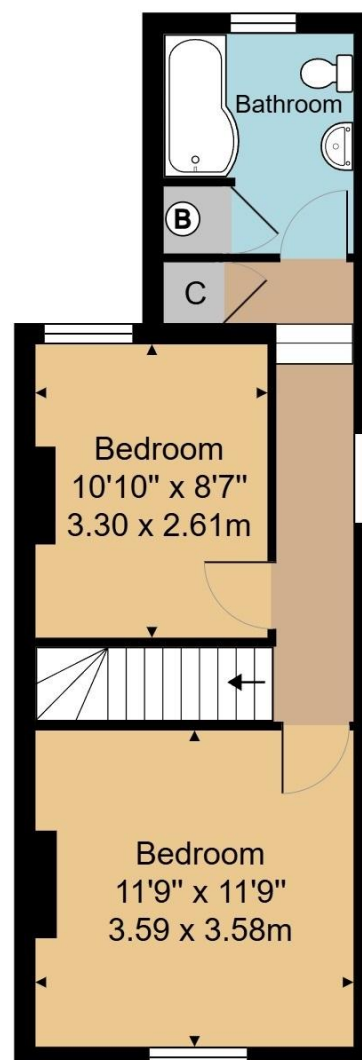
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





Ground Floor



First Floor

Approx. Gross Internal Area 770 ft² ... 71.6 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.

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