



SPA CRESCENT

TUNBRIDGE WELLS - GUIDE PRICE £600,000 - £625,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

3 Spa Crescent
Tunbridge Wells, TN

Reception Hallway - Open Plan Kitchen/Breakfast Room
With French Doors To Gardens - Lounge - Inner Lobby -
Cloakroom - First Floor Landing - Bedroom With En Suite
Shower Room - Further Bedroom - Bathroom - Second
Floor - Two Further Bedrooms - Driveway Providing Off
Road Parking - Garage - Front & Rear Gardens

Located towards the south of Tunbridge Wells town centre, an extremely spacious, impressive and well presented four bedroom semi detached town house. The property is arranged over three storeys and considerable thought has been given to both design of the property and then, in turn, the modifications and decoration by the current sellers. A glance at the attached floorplan will give an indication as to the nature of the property and its open plan stylings and the attached photographs will indeed give an indication as to the quality of this proposition. Situated on a cul-de-sac location, the property has generous parking in the form of a long driveway with further garage and an attractive lower maintenance rear garden. Subject to the necessary permissions being obtainable there may well be potential for further development or indeed a change of use of the currently spacious ground floor cloakroom.

Access is via a solid double glazed door with four inset opaque panels leading to:

RECEPTION HALLWAY:

Areas of wood effect laminate flooring, radiator, stairs to the first floor, double glazed window to the side with a fitted roller blind. Wall mounted cupboard housing the electrical consumer unit, wall mounted thermostatic control, areas of fitted coat hooks, door to lounge. Door leading to:





OPEN PLAN KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base cupboards with complementary work surface. Integrated double electric oven and inset four ring gas hob with feature splashback and extractor hood over. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated fridge, freezer, washing machine and dishwasher. Feature island with a breakfast bar with space for four people and with good storage space. Good areas of feature high gloss tiling, radiator, inset spotlights to the ceiling. Space for a table and chairs. Double glazed French doors to the rear garden with further double glazed windows and a fitted blind. Door leading to:

INNER LOBBY:

Good understairs storage space, radiator, areas of fitted coat hooks. Door leading to:

GARAGE:

A large garage with partially glazed double glazed door to the rear and wall mounted boiler.

CLOAKROOM:

Of an especially good size and with potential for conversion for other purposes, STPP. Feature tiled floor, tiled walls, radiator, wall mounted wash hand basin with mixer tap over and wall mounted mirror, low level WC, inset spotlights to the ceiling, extractor fan.

Concertina, partially glazed doors from the kitchen/breakfast room leading to:

LOUNGE:

Of a good size and with ample space for furniture and entertaining. Wood effect laminate flooring, door returning to the reception hallway, various media points, radiator, areas of floating shelving. Double glazed windows to the front with fitted blinds.

FIRST FLOOR LANDING:

Carpeted, stairs leading to the second floor, radiator. Door to a large understairs cupboard with excellent storage space. Door leading to:

FAMILY BATHROOM:

Low level WC, wall mounted wash hand basin with mixer tap over, panelled bath with mixer tap over, single shower head and fitted glass screen. Feature tiled floor, tiled walls, wall mounted towel radiator, good size wall mounted mirror fronted cabinet, wall mounted electric shaver point, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the side.

BEDROOM:

Carpeted, radiator, areas of fitted wardrobes. Space for a single bed and associated bedroom furniture. Large double glazed windows to the rear with fitted blind.

BEDROOM:

Of an excellent size and with ample space for a double bed and associated bedroom furniture, radiator, various media points. Double glazed window to the front. A bank of fitted wardrobes - some mirror fronted - alongside a door leading to:

EN-SUITE SHOWER ROOM:

Low level WC, pedestal wash hand basin with mixer tap over, walk-in shower with single head and concertina glass doors. Feature tiled floor, tiled walls, wall mounted towel radiator, fitted wall mirror, wall mounted electric shaver point, inset spotlights to the ceiling, extractor fan.

SECOND FLOOR LANDING:

Doors to a deep fitted cupboard, wall mounted thermostatic control. Door leading to:

BEDROOM:

Of an excellent size and with ample room for a double bed and associated bedroom furniture, radiator. Fitted wardrobe with sliding doors. Double glazed windows to the front.

BEDROOM:

Carpeted, radiator. Space for a double bed and associated bedroom furniture. Fitted wardrobe. Double glazed windows to the rear with a fitted blind.

OUTSIDE FRONT:

There is a path leading from the pavement to the front door which is partly covered and an area of garden to the immediate front of the property with a low maintenance area suitable for seating. Mature shrub plantings. Private driveway set to herringbone brick work to the front of the garage with parking for two/three vehicles, 'nose to tail'.

OUTSIDE REAR:

Of an especially good size and larger than many adjacent properties. Good area of patio to the immediate rear of the property with ample room for garden furniture and entertaining. External power points, external tap. Wooden retaining fencing. A further lower level low maintenance space. Otherwise principally set to lawn with mature shrub and specimen tree borders, a courtesy door returning to the garage and a further lower maintenance space towards the rear corner of the garden.

SITUATION:

The property is located towards the southerly side of Tunbridge Wells town centre. To this end, many of the best parts of the town are readily accessible by foot, including the Pantiles, Chapel Place and the old High Street alongside the main line railway station.



The property offers equally good access south towards the coast, Tunbridge Wells Common and the Royal Victoria Place shopping mall and nearby North Farm Estate. Tunbridge Wells is well regarded for its social, retail and educational facilities and offers two theatres and a number of sports clubs, an excellent range of independent and multiple retailers and restaurants and a well regarded range of schools at all levels.

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

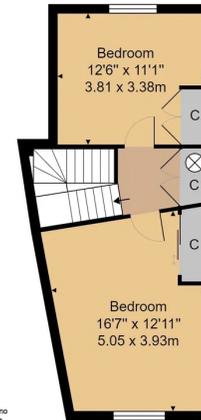




Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	43 B	95 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

House Approx. Gross Internal Area 1556 sq. ft / 144.5 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1747 sq. ft / 162.3 sq. m

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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