



**STANDEN STREET**  
**TUNBRIDGE WELLS - £495,000**



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

36 Standen Street  
Tunbridge Wells, TN4 9RJ

Entrance Lobby - Hallway - Open Plan Lounge/Dining Area - Kitchen - Bathroom - First Floor Landing - Three Bedrooms - WC - Low Maintenance Front & Westerly Facing Rear Gardens

Located on a pleasant and peaceful residential road in the St. John's quarter of Tunbridge Wells and enjoying ready access not only to local facilities but also highly regarded schools, a very well presented three bedroom semi detached property. The house benefits from an attractive open plan design to the principal lounge and dining areas with a further kitchen and separate ground floor bathroom, there are three very good sized bedrooms to the upper floor with a further WC. The property benefits from attractive rear gardens and a bright, spacious feel. A glance at the attached floorplan will give an indication as to the size of this property and indeed flexibility of the living space and the photos will attest to the quality of the proposition. We consider this house an excellent opportunity for anybody seeking to enjoy local facilities and schools and to this end we encourage all parties to make an early appointment to view.

Access is via a partially glazed front door with two inset opaque panels with further opaque panel above leading to:

**ENTRANCE LOBBY:**

Areas of fitted coir matting, areas of fitted coat hooks, partially glazed door to:

**HALLWAY:**

Carpeted, radiator inset spotlights to the ceiling, stairs to the first floor. Door to:

**OPEN PLAN LOUNGE/DINING AREA:**

Of an excellent size and with ample room for both lounge furniture and entertaining, and a large dining table and chairs and associated furniture. Feature cast iron fireplace with wooden mantle and surround, shelving to one side of the chimney breast and lower level cupboard to the other side. Two radiators, various media points, wall mounted thermostatic control, door to an understairs storage cupboard with areas of fitted shelving and good general storage space.



Partially glazed double glazed door to the rear garden and double glazed windows to the front with fitted plantation shutters. An arch leads to:

**KITCHEN:**

Fitted with a range of wall and base units with a complementary work surface. Inset single bowl sink with mixer tap over. Integrated electric oven and inset four ring gas hob with tiled splashback and extractor over. Space for washing machine, space for slimline dishwasher and space for free standing fridge/freezer. Vinyl flooring, inset LED spotlights to the ceiling, areas of open shelving. Wall mounted 'Worcester' boiler inset to a wall cupboard. Double glazed windows to side with fitted blind and a partially glazed double glazed door to the side with a fitted blind.

**BATHROOM:**

Low level WC, panelled bath with mixer tap over and single head shower attachment, fitted glass shower screen, areas of open glass shelving, pedestal wash hand basin with mixer tap over and feature splashback. Vinyl floor, part tiled walls, radiator, wall mounted mirror, mirror fronted medicine cabinet, inset spotlights to the ceiling and extractor fan. Opaque double glazed windows to the rear with fitted blind

**FIRST FLOOR LANDING:**

Carpeted, door leading to:

**BEDROOM:**

Carpeted, radiator. Space for bed and associated bedroom furniture. Double glazed window to the rear with fitted blind.

**BEDROOM:**

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

**WC:**

Vinyl floor, corner wash hand basin with mixer tap over and storage below, tiled splashback, low level WC, inset spotlights to the ceiling, extractor.

**MAIN BEDROOM:**

Of an excellent size and with ample room for a large double bed and associated bedroom furniture, radiator. Double glazed windows to the front with fitted plantation shutters.



### OUTSIDE FRONT:

Essentially a low maintenance front garden set to chipped slate with retaining painted brick walls and a path from the front door to the pavement and a gate that leads to the side of the property.

### OUTSIDE REAR:

A westerly facing garden with a low maintenance paved area to the side of the kitchen with space for a garden table and chairs. External tap and further paving to the rear of the property with additional entertaining space. Otherwise, the garden has retaining wooden fencing mostly set to lawn with some well stocked shrub borders and a path running along the side of the property to the front of the house.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

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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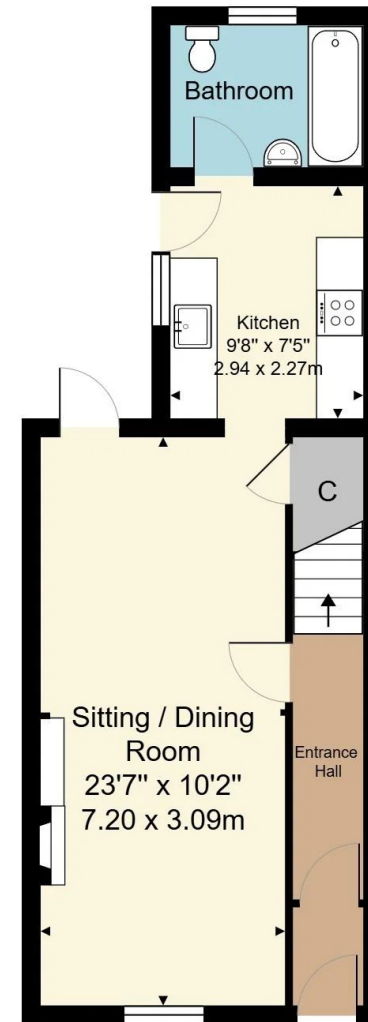
[tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH &  
ASSOCIATED LONDON OFFICE

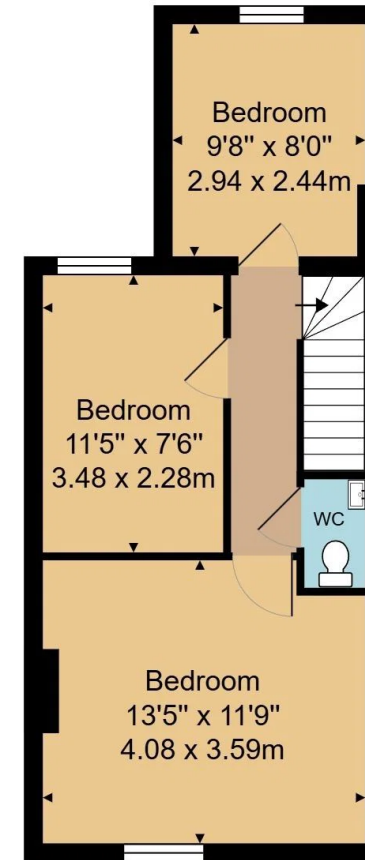
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 853 ft<sup>2</sup> ... 79.2 m<sup>2</sup>

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.