

WILMAN ROAD

TUNBRIDGE WELLS - £925,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

70 Wilman Road, Tunbridge Wells, TN4 9AP

Entrance Hall - Cloakroom - Study - Kitchen - Utility Room - Sitting/Dining Room - Four Bedroom (One En-Suite) - Family Bathroom - Garden - Off Road Parking

Situated on the popular Wilman Road in St Johns, this attractive 1930s semi-detached home has been comprehensively renovated and extended by the current owners, including a side extension, rear extension and loft conversion. The result is a well-presented family home offering spacious and versatile accommodation arranged over three floors, finished to a high standard while retaining a number of period features.

The entrance hall provides a welcoming introduction, with engineered oak flooring, picture rails and an attractive Crittall-style stained glass window. The ground floor has been thoughtfully arranged to provide both practical workspace and generous living areas, including a separate study and a spacious, dual-aspect sitting and dining room. The sitting area features a bay window and log burner, while the dining area provides ample space for a large table and additional furniture.

To the rear, the impressive kitchen is a particular feature of the property. Fitted with contemporary wall and base units, a large central island with breakfast bar and a range of integrated appliances,. Full-length Schüco bi-fold doors open onto the rear garden, allowing plenty of natural light into the room and creating a connection between the indoor and outdoor spaces. Underfloor heating, recessed lighting and ceiling speakers further enhance the kitchen area. A separate utility room provides additional storage, laundry facilities and side access.

The first floor offers three bedrooms, including two generous double rooms, together with a family bathroom fitted with a roll-top bath and separate shower. The second floor has been converted to create a spacious principal bedroom suite, featuring air conditioning, a walk-in dressing area, useful eaves storage and a contemporary en-suite shower room.

Externally, the property benefits from off-road parking to the front and a generous rear garden, providing space for outdoor dining, seating and family use.









Combining the proportions and character of a 1930s home with extensive modern improvements, this is a well-appointed property offering flexible accommodation suited to contemporary family living.

ENTRANCE HALL:
A bright and welcoming entrance hall featuring engineered oak flooring, a front door with glazed inserts and an attractive Crittall-style stained glass window. Further features include a picture rail, radiator, recessed understairs storage and carpeted stairs rising to the first floor.

CLOAKROOM:
Fitted with a WC and wall-mounted wash hand basin set within a vanity unit. Wood flooring, radiator and recessed ceiling lighting.

STUDY:
A useful separate workspace with engineered oak flooring continuing from the entrance hall. Double-glazed front aspect window, recessed ceiling lighting and a floor-to-ceiling storage unit.

KITCHEN:
A spacious, contemporary kitchen fitted with a range of high and low-level units incorporating cupboards and drawers, with work surfaces over. A large central island provides additional storage, a breakfast bar and a one-and-a-half-bowl sink with Quooker tap.

Integrated appliances include two Neff ovens, a Neff induction hob with extractor above, dishwasher and an integrated waste bin. Further space is provided for an American-style fridge freezer and a wine fridge. Full-length Schüco bi-fold doors open onto the rear garden. Additional features include tiled flooring, underfloor heating, under-cabinet lighting, recessed ceiling lights and Bluecube ceiling speakers.

UTILITY ROOM:
Fitted with high and low-level storage cupboards, a sink with drainer and space for a washing machine and tumble dryer. Tiled flooring continues from the kitchen, with a side access door and the boiler housed within the room.

SITTING/DINING ROOM:
A spacious dual-aspect reception room arranged into separate sitting and dining areas.

The sitting area features a double-glazed bay window to the front, log burner with wooden mantel above, picture rail, radiator and fitted carpet. A low-level storage unit is positioned within the alcove, with further space for sofas and other furniture.

The dining area provides ample space for a large dining table, with two additional radiators, fitted carpet and a storage cupboard within the alcove. The extended section has wooden flooring and further space for furniture, with bi-fold doors opening directly onto the rear garden.

FIRST FLOOR LANDING:
Carpeted landing with a double-glazed side aspect window, recessed ceiling lighting

BEDROOM:
A generous double bedroom overlooking the rear of the property through a large double-glazed window. The room has fitted carpet, a radiator and picture rail, with ample space for a double bed, desk and additional bedroom furniture.

BEDROOM:
A well-proportioned double bedroom featuring a double-glazed bay window to the front, fitted carpet, radiator and picture rail. There is ample space for a double bed and bedroom furniture.

BEDROOM:
A single bedroom overlooking the rear of the property, with a double-glazed window, fitted carpet and picture rail. A built-in double wardrobe with cupboards above provides useful storage.

FAMILY BATHROOM:
Fitted with a roll-top bath and a separate shower with wall-mounted controls, rainfall shower head and additional handheld attachment. A wall-mounted vanity unit incorporates the wash hand basin, complemented by a chrome heated towel rail, tiled flooring, recessed ceiling lights and an obscure double-glazed front aspect window.

SECOND FLOOR LANDING:
Stairs rise to the principal bedroom suite on the second floor.

PRINCIPLE BEDROOM:
A spacious and light double bedroom featuring two double-glazed rear aspect windows, fitted carpet, radiator and recessed ceiling lighting. The room benefits from an air-conditioning unit and a cupboard housing the hot water cylinder.

A walk-in dressing area provides hanging space and shelving, with a Velux roof window and access to further useful eaves storage. The bedroom also has access to the en-suite shower room.

EN-SUITE SHOWER ROOM:
Fitted with a shower enclosure featuring wall-mounted controls, rainfall shower head and additional handheld attachment. A wall-mounted vanity unit incorporates the wash hand basin, with a chrome heated towel rail, tiled flooring, Velux roof window and recessed ceiling lighting.

OUTSIDE FRONT:
A block-paved driveway provides off-road parking and is set behind a low wall, with mature shrubs providing a degree of privacy from the road.

REAR GARDEN:
A generous enclosed rear garden featuring a large sandstone-paved patio adjoining the property, providing ample space for garden furniture and outdoor dining. The garden is predominantly laid to lawn, with flower beds and borders. A large shed is positioned at the rear of the garden and benefits from power, with a further patio area and side access completing the outside space.



SITUATION:
The property is located within the popular Wilman Road, a popular and pleasant residential location in St' Johns, to the north of Royal Tunbridge Wells. The property is ideally located for access for both primary schools and many of the highly regarded secondary school sin the area, including Bennett Memorial, TWGGS, Skinner, The Boys Grammar School and St Gregory's. The property is approximately 1 1/2 miles distant from Tunbridge Wells town centre where there are extensive shopping facilities including the Royal Victoria Shopping Mall and the Calverley Road Precinct. There is a choice of mainline stations at either Tunbridge Wells or High Brooms, both offering fast and frequent services to London & the South Coast. Nearby recreational facilities include the St. Johns Park, Tunbridge Wells Sports & Indoor Tennis Centre, whilst out of town facilities include golf, rugby, tennis and cricket clubs and the Knights Park Retail and Leisure Centre.

TENURE:
Freehold

COUNCIL TAX BAND:
E

VIEWING:
By appointment with Wood & Pilcher 01892 511311

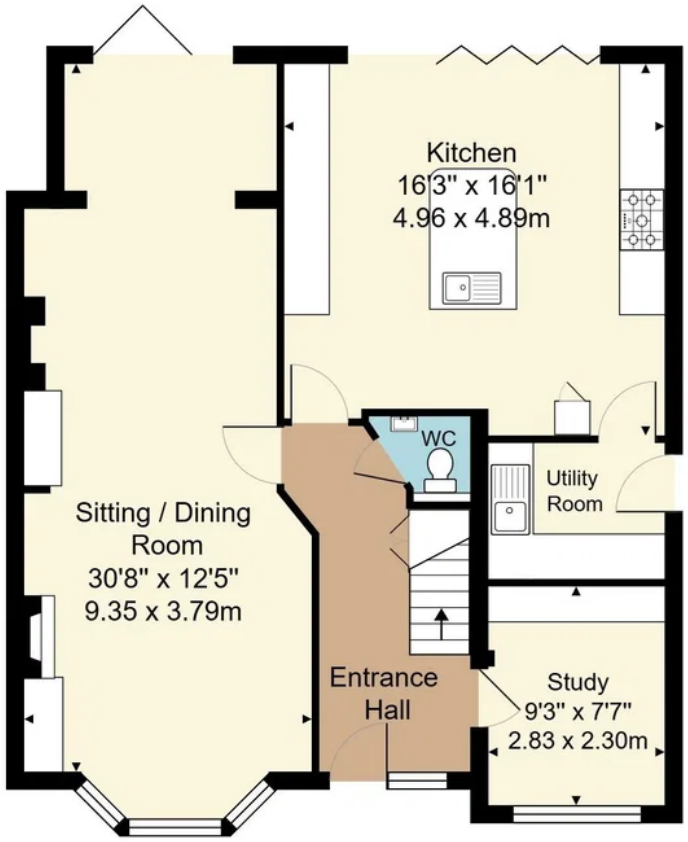
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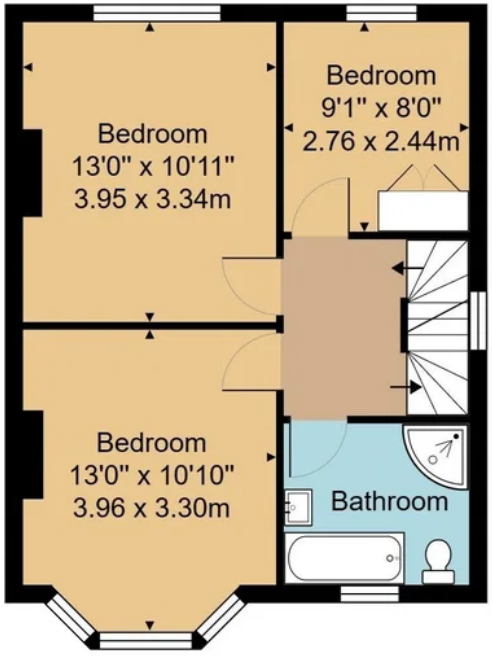








Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1663 ft² ... 154.5 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.

124 London Road, Tunbridge Wells,
Kent, TN4 0PL
Tel: 01892 511311
Email: southborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

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