



SPRINGHEAD

TUNBRIDGE WELLS - GUIDE PRICE £625,000 - £650,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

9 Springhead, Tunbridge Wells, TN2 3NY

**Entrance Hall - Kitchen - Cloakroom - Sitting Room With
Doors To Garden - Dining Room - First Floor Landing -
Four Bedrooms - Bathroom - Front Garden With
Driveway Providing Off Road Parking & Double Garage -
Rear Garden**

A four bedroom detached chain free family home with spacious living accommodation, parking, garage and attractive gardens, located on this popular quiet road in Tunbridge Wells.

Double glazed entrance door with side window leading into the entrance hall.

ENTRANCE HALL:

Coved ceiling, warm air vent, staircase rising to a half landing before continuing to the first-floor landing.

KITCHEN:

Fitted with a range of work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. Integrated appliances include a Neff dishwasher, washing machine, electric double oven, and gas hob with filtered extractor hood above. Double glazed side door providing external access, window to the front aspect, vinyl flooring, coved ceiling, and warm air vent. Built-in cupboard housing the Johnson & Starley gas-fired warm air boiler. Tiling to splashback areas adjacent to worktops.

CLOAKROOM:

Fitted with a white low-level WC and wash hand basin. Window to the side aspect, coved ceiling, and tiled walls.

SITTING ROOM:

Stone fireplace and hearth with gas coal-effect fire (untested and not in working order), shelving to either side, coved ceiling, warm air vent, rear aspect window, and double glazed patio doors opening onto the garden. Large under-stairs storage cupboard with light.

DINING ROOM:

Window to the front aspect, coved ceiling, and power points.

FIRST FLOOR LANDING:

Side aspect window, coved ceiling, power points, and large airing cupboard housing a pre-lagged hot water cylinder with shelving above.



BEDROOM:

Window to the front aspect, coved ceiling, and warm air vent.

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Window to the front aspect, coved ceiling, and warm air vent.

BEDROOM:

Window to the rear aspect, coved ceiling, and built-in double wardrobe.

BEDROOM:

Window to the rear aspect, coved ceiling, and warm air vent.

BATHROOM:

Fitted with a white suite comprising panelled bath with mixer tap and wall-mounted shower, vanity wash hand basin with cupboards beneath, and low-level WC. Window to the rear aspect, coved ceiling, warm air vent, half-height wall tiling, tiled shower area, and shaver point.

OUTSIDE FRONT:

A stepped pathway leads to the property's entrance. A double-width driveway provides off-road parking and leads to the integral double garage.

OUTSIDE REAR:

A paved patio area adjoins the rear of the property, leading to a mainly lawned garden. Mature hedging provides a good degree of privacy, while well-stocked borders contain a variety of shrubs and plants. Additional features include a storage shed, outside tap, and side access to the front of the property.

INTEGRAL DOUBLE GARAGE:

Accessed via the double-width driveway to the front of the property.

SITUATION:

Situated in a very desirable location within the heart of Royal Tunbridge Wells with the ability to be within a few minutes walk of the Royal Victoria Place shopping centre, home to many of the well known High Street stores together with a variety of cafes, restaurants and bars.



There are two theatres and an abundance of local parks including Dunorlan with its boating lake, water fountain and cafe. In the southern part of the town you will find the Old High Street, home to many independent retailers and a little further on the historic Pantiles with its colonnaded walkways and host to many events throughout the year including Jazz on the Pantiles and Farmers Market. Also within the southern part of the town is where you will find the main line station with services to London and the Kent coast with London Bridge, Charing Cross travel time in just under the hour. The property is also convenient for access to both the A26 and A21 linking with the M25 and M23. The area is also well placed for a variety of educational facilities with many top performing schools including St. James primary school along with a selection of grammar and independents.

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 Central Heating

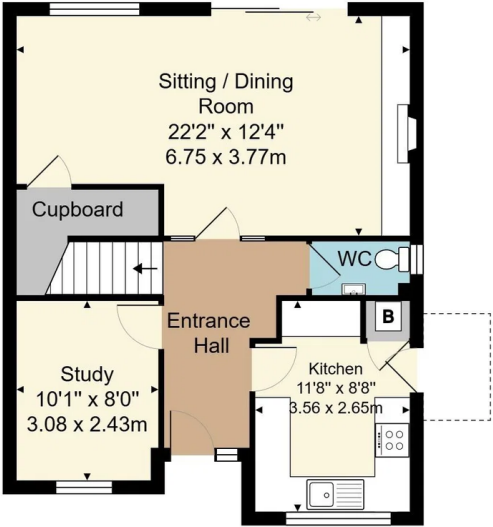
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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.



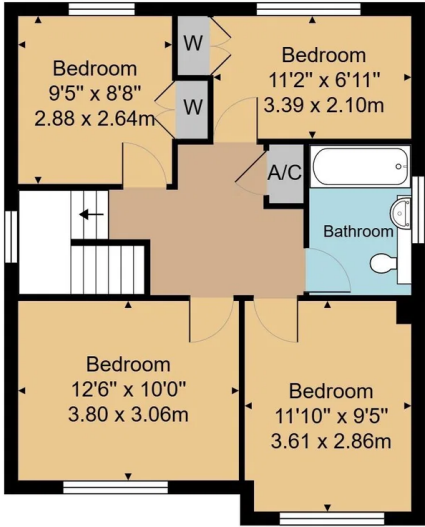
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

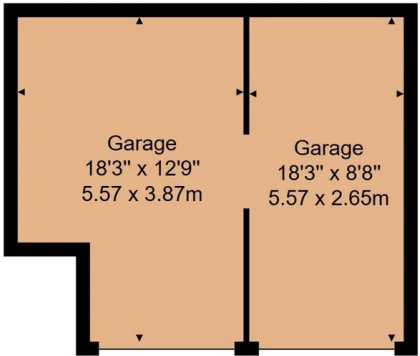
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Ground Floor



First Floor



Lower Ground Floor



House Approx. Gross Internal Area 1178 sq. ft / 109.5 sq. m
Approx. Gross Internal Area (Incl. Garage) 1552 sq. ft / 144.2 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.