HILL VIEW ROAD

TUNBRIDGE WELLS - GUIDE PRICE £475,000 - £500,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

12 Hill View Road
Tunbridge Wells, TN4 8UH

Entrance Lobby - Lounge With Wood Burner - Dining Room - Kitchen - Bathroom - First Floor Landing - Three Bedrooms - Second Floor Bedroom With En-Suite WC - Low Maintenance Front Garden- Good Sized Rear Garden - On Street Parking

Located on a popular and pleasant residential road in Rusthall village, an especially spacious semi-detached period property arranged over three storeys and offering four bedrooms, separate lounge and dining rooms and a good sized, lower maintenance rear garden. There is an inset wood burner to the lounge, the dining room opens on to the kitchen and a there is further w/c to the top floor bedroom. A glance at the attached floorplans will give an indication of the flow of the property. We deem it eminently suitable for any parties wanting excellent access to village facilities and schools, close proximity to a major town and quality links toward London and the south coast.

Access is via a solid door with a further double glazed opaque window over to:

ENTRANCE LOBBY:
Areas of engineered oak flooring, steps to the first floor and door to:

LOUNGE:
Engineered oak flooring, radiator, various media points, picture rail, cornicing. Space for lounge furniture and for entertaining. Feature recess with inset cast iron wood burner with wooden mantle and surround, stone hearth and areas of fitted shelving to both sides of the original chimney breast. Bay window comprised of three sets of double glazed windows to the front.

DINING ROOM:
Of a good size and with ample room for a large dining table and chairs. Wood effect flooring, cornicing, areas of wooden panelling, single radiator. Feature recess with wooden mantle and surround and tiled slips. Sliding door to generous understairs cupboard. Partially glazed double glazed door to the rear gardens. Open to:

KITCHEN:
Fitted with a range of wall and base units with a complementary work surface. Space for washing machine. Inset one and a half bowl stainless steel sink with mixer tap over. Space for dishwasher, space for free standing fridge/freezer, integrated double electric oven and inset four ring 'Lamona' hob with splashback and extractor hood over. Tiled floor, part tiled walls in a metro style, radiator. Double glazed windows to the side.

BATHROOM:
Fitted with a low level WC, panelled bath with fitted glass shower screen, mixer tap over and two shower attachments, pedestal wash hand basin with mixer tap over and tiled splashback. Tiled floor, wall mounted electric heater, extractor fan, towel radiator. Opaque double glazed window to the side with roller blind and two opaque windows to the rear each with fitted roller blinds.

FIRST FLOOR LANDING:
Carpeted, door leading to:

BEDROOM:
Carpeted, radiator. Space for double bed and associated bedroom furniture. Bay window to the front comprised of three sets of double glazed panels.

BEDROOM:
Currently used as a hobby room. Carpeted, radiator. Space for bed and associated bedroom furniture. Double glazed window to the rear with fitted Roman blind.

BEDROOM:
Carpeted, radiator. Space for large bed and associated bedroom furniture. Fitted cupboard housing wall mounted boiler. Double glazed window to the rear.

SECOND FLOOR:

BEDROOM:
Space for a double bed and associated bedroom furniture, small lounge area, radiator, areas of sloping ceiling. Double glazed windows to the rear. Door to:

EN-SUITE WC:
Wall mounted wash hand basin with tiled splashback, low level WC. Vinyl floor, door to under eaves storage area, extractor fan. Velux window.

OUTSIDE FRONT:
Essentially a lower maintenance garden set to paving stones with retaining iron railings and a gate leading from the pavement to a path along the side to the front door. Gate to the rear garden beyond.

OUTSIDE REAR:
The rear garden is of a good size and essentially set to a low maintenance design with good areas of paving to the side and rear of the property affording space for both garden storage and bins etc. Good areas suitable for garden furniture and entertaining, further areas of low maintenance brickwork and a stone chip path that leads to a further raised, higher level space again suitable for furniture and entertaining. Detached garden shed.

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
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.

WOOD & PILCHER
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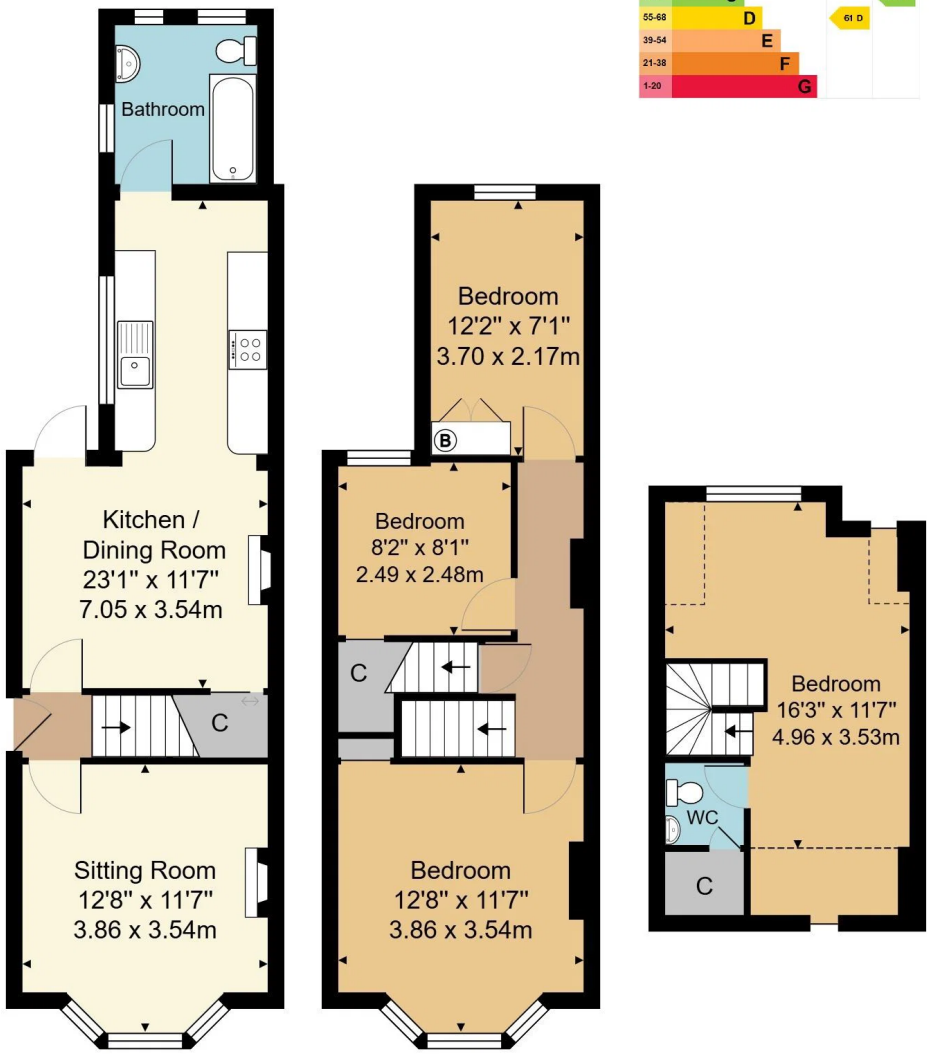
23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211
Email:
tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Ground Floor **First Floor** **Second Floor**

Approx. Gross Internal Area 1059 ft² ... 98.4 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.