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PILCHER**

Sales, Lettings, Land & New Homes



- Mid-Terrace Home
- Two Double Bedrooms
- Upstairs Bathroom
- Attractive Sunny Garden
- On-Street Parking
- Energy Efficiency Rating: D

Denbigh Road, Tunbridge Wells

£340,000

woodandpilcher.co.uk

12 Denbigh Road, Tunbridge Wells, TN4 9HS

Set back from the road behind a neatly landscaped and walled front garden, this beautifully presented two double-bedroom terraced home blends timeless character with modern comfort.

Upon entering, you are welcomed into a generously proportioned living room, bathed in natural light from a large front window complete with bespoke fitted shutters. Cream carpets underfoot and a striking log-burning stove set within a stone surround create a warm and inviting atmosphere - perfect for cosy evenings in.

The living room flows seamlessly into a stylish dining area, ideal for both entertaining and everyday living. Featuring wood-effect laminate flooring, a charming fireplace, and a rear window overlooking the garden, this space also benefits from a spacious under-stairs storage cupboard with integrated lighting.

To the rear, the well-appointed kitchen is designed for both practicality and aesthetics, offering an excellent range of contemporary fitted cabinetry and ample worktop space. A fitted fan oven and induction hob are included, with space for additional white goods. Dual aspect windows to the side and rear fill the space with light, while a door leads conveniently out to the garden.

Upstairs, the first-floor landing features a period fireplace, loft access, and a side-facing window, adding to the property's characterful appeal.

The principal bedroom, located at the front of the house, is a bright and spacious double room boasting tall ceilings, varnished wooden floorboards, a period fireplace, and a fitted wardrobe, with ample space for additional furnishings.

The second bedroom is another well-proportioned double with exposed timber flooring, a rear-facing window, and built-in wardrobe, offering versatility as a guest room, home office, or nursery.

Completing the first floor is a tastefully designed bathroom comprising a panelled bath with shower over, WC, wash basin, heated towel rail, airing cupboard, and frosted window for privacy.

Externally, the fully enclosed rear garden is a delightful retreat, with a paved patio area leading to a lawned section and a useful garden shed. The garden can be accessed directly from the kitchen and also via a shared residents' access pathway, which also provides convenient access to the front of the property.

Entrance door into sitting room:

SITTING ROOM:

Tall wide window to front with fitted shutters, log burning stove with stone surround, shelving set within chimney alcove, carpeted, radiator.

DINING ROOM:

Window to rear, feature fireplace, space for large table and chairs, large under stairs cupboard, wood effect laminate flooring, radiator.



KITCHEN:

Tall window to side, further window to rear, glossy cream floor and wall cabinets, marble effect worktops, fitted fan oven and induction hob, space for tall fridge/freezer and washing machine, sink and drainer, door to garden, radiator.

Carpeted stairs to first floor landing:

LANDING:

Period fireplace, loft access, radiator.

BEDROOM:

A large double room, tall wide window, period fireplace, fitted wardrobe, space for additional bedroom furniture, light and airy, exposed and varnished floorboards, radiator.

BEDROOM:

A double room, tall window, fitted wardrobe, space for desk or additional bedroom furniture, light and airy, exposed and varnished floorboards, radiator.

BATHROOM:

Frosted window, bath with shower over, WC, wash basin, part tiled walls, heated towel rail, extractor fan, period fireplace, airing cupboard with shelving housing boiler, polished tiled flooring.

OUTSIDE FRONT:

Low front brick wall, laid with shingle path to front door.

OUTSIDE REAR:

Enter from residents right of access path, securely fenced, patio area, lawn area, flower beds, shed to rear.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, a multiscreen cinema and bowling complex.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

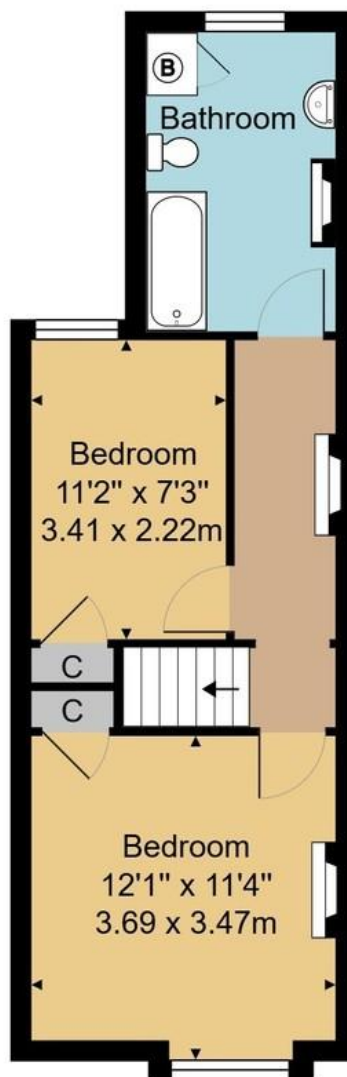
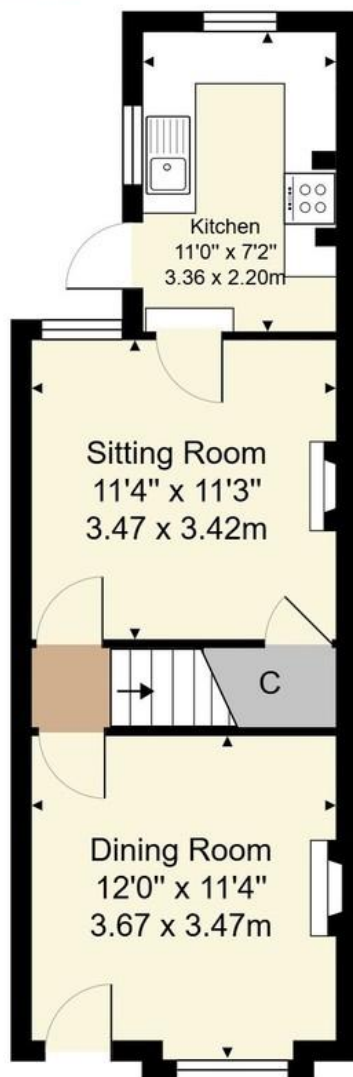
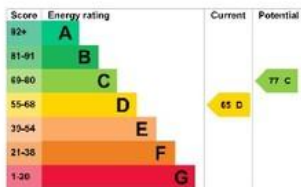
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





Ground Floor

First Floor

Approx. Gross Internal Area 766 sq. ft / 71.2 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.

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