



GRANVILLE ROAD

TUNBRIDGE WELLS - OFFERS OVER £500,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

40 Granville Road, Tunbridge Wells, TN1 2NX

**Entrance Lobby - Lounge - Kitchen- Further Open Plan
Lounge/Dining Area - First Floor Landing - Two
Bedrooms - Bathroom - Second Floor Master Bedroom
With En-Suite - Low Maintenance Front & Rear Gardens
- Permit Parking**

Located on a peaceful and pleasant residential road in the St. James quarter of Tunbridge Wells, a well presented three bedroom period property which has been the beneficiary of two especially well considered extensions - both to the rear on the ground floor to create an open plan kitchen/dining and snug area and also to the upper floor with the addition of a most impressive master bedroom and en-suite facility. A glance at the attached photographs and floorplan will give an indication as to the flow of the house and the quality of the fixtures and fittings. We consider the property will lend itself particularly to those with a young family looking to make sure that children are in sight at all times or indeed anybody seeking ready access to town and well regarded schools but still requiring permit parking and a peaceful and upmarket locale. As currently arranged the property has a traditional lounge with inset wood burner, the aforementioned open plan kitchen/dining/snug area, two good sized bedrooms and a contemporary styled bathroom on the first floor and the master bedroom suite to the upper floor. Properties of this style and quality and in this location are traditionally popular and we encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with an inset opaque panel to:

ENTRANCE LOBBY: Wood effect flooring, stairs to the first floor, door to:

LOUNGE: Exposed pine flooring, radiator, cornicing, various media points. Feature recess with inset cast iron solid fuel burner and a stone hearth with a fitted cupboard and fitted shelves to one side of the chimney breast. Double glazed windows to the front with fitted plantation shutters.

KITCHEN: Range of contemporary styled base units with a complementary work surface. Space for washing machine, space for slimline dishwasher and space for freestanding fridge/freezer.



Inset single bowl sink with mixer tap over. Space for a large kitchen island, integrated 'Neff' electric oven and inset four ring 'Neff' hob with tiled splashback and feature extractor over. Wood effect flooring. Door to an understairs cupboard serving as a pantry with additional storage space and areas of fitted coat hooks. Double glazed windows to both side and rear of which the side windows are part opaque and have a fitted blind. This is open to:

FURTHER OPEN PLAN LOUNGE/DINING AREA: The beneficiary of a considerable extension this is of an open plan style with wood effect flooring, radiator, areas of fitted shelving, cupboard housing a wall mounted 'Worcester' boiler with additional storage below. Double glazed windows to the side with fitted blind and a partially glazed double glazed door to the side. A further bank of windows to the rear of the property overlooking the courtyard garden and two inset Velux windows with additional inset spotlights.

FIRST FLOOR LANDING: Carpeted, door leading to:

BEDROOM: Engineered oak flooring. Feature cast iron fireplace with wooden mantle and surround, fitted wardrobe to one side of the original chimney breast and a door leading to a further wardrobe space with additional storage. Double glazed window to the front with fitted plantation shutters.

BATHROOM: Panelled bath with mixer tap over and shower attachment and with areas of metro tiling to the wall, low level WC, wall mounted wash hand basin with mixer tap over storage below and tiled splashback. Tiled floor, wall mounted towel radiator and further wall mounted mirror, areas of floating shelving and electric shaver point. Opaque double glazed window to the side with fitted blind.

BEDROOM: Areas of engineered oak flooring, radiator. Bank of wardrobes to the rear with areas of storage and areas of coat rails. Double glazed window to the side.

Door leading to **SECOND FLOOR:**

BEDROOM: A large double bedroom with areas of engineered oak flooring, radiator, door to under eaves storage area. Double glazed window to the side with fitted plantation shutters, two sets of Velux windows to the front and further double glazed windows to the rear again with plantation shutters. Sliding door to:



EN-SUITE SHOWER ROOM: Low level WC, wall mounted wash hand basin with mixer tap over and storage below, fitted mirror and walk-in shower cubicle with fitted glass screens, two shower heads and a feature recess. Tiled floor, wall mounted towel radiator. Opaque double glazed window to the rear with fitted blind.

OUTSIDE FRONT: The front garden is a lower maintenance area set to paving stones with retaining wooden picket fencing. A herringbone style path leads along the side of the property to the front door and a further gate leading to the rear garden. External bin storage area.

OUTSIDE REAR: Of a low maintenance design with a gate returning to the front and an external tap, otherwise set to paving stones. A combination of retaining wooden fencing and painted brickwork, two external storage units and good space for shrub pots etc, external power sockets.

PERMIT PARKING: All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.

TENURE: Freehold

COUNCIL TAX BAND: C

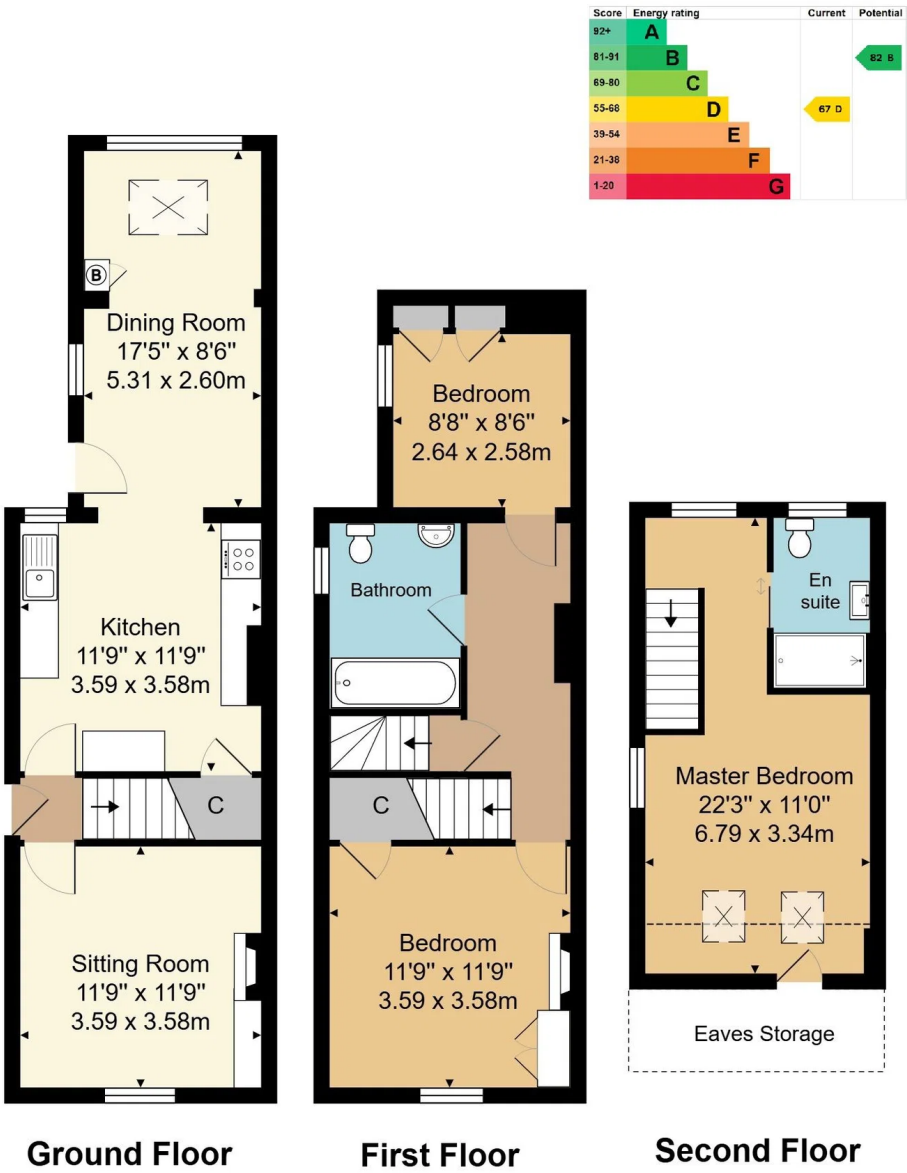
VIEWING: By appointment with Wood & Pilcher 01892 511211

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

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Approx. Gross Internal Area 1143 ft² ... 106.2 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.