

Silverdale Road

Tunbridge Wells • Kent • TN4 9JA





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Kings Estates are delighted to offer this deceptively spacious 3-BEDROOM mid terrace house with PARKING & GARAGE EN BLOC, situated in a popular and convenient position within easy walking distance of local shopping facilities and High Brooms mainline train station. Available with the benefit of NO ONWARD CHAIN, viewing comes highly recommended.

- Deceptively Spacious Mid Terrace House
- Accommodation Totals: 969 Sq Ft / 90.0 Sq M
 - Entrance Hall & Downstairs WC
 - Sitting / Dining Room & Conservatory
- 3 Bedrooms & Shower Room On The First Floor
- Low Maintenance South Easterly Facing Garden
 - Garage En Bloc & Off Road Parking
 - In Need of Some Updating
- Easy Walking Distance of High Brooms Train Station & Local Shops
 - Available with the No Onward Chain

EPC Rating: C



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SITUATION

This deceptively spacious mid-terraced family home is set within the town in a popular one way street with local shops and a Co-Op within easy walk distance down the road. The location is perfect for commuters with High Brooms Station being some half mile distant.

Access to Hilbert Recreation Ground with its extensive open green spaces, woodland and play facilities can be found just the other side of Upper Grosvenor Road, whilst the multiple shopping and recreational facilities of Tunbridge Wells town centre are about 1 mile away. The area is well served by schooling with St John's primary school close by, whilst for secondary schools the area has a range of both grammar and Church schools within the St John's area, all of which are within 1 mile or so.

ACCOMMODATION

Approximate Gross Internal Area: 969 Sq Ft / 90.0 Sq M

ENTRANCE HALL

Built in cupboard housing the gas meter and storage area under, stairs to first floor landing with understairs storage cupboard housing the electric meter and solar panel control panels and switches, vinyl tile effect flooring. Doors leading off to:-

DOWNSTAIRS WC

Low level wc, wall mounted corner wash hand basin, extractor fan, vinyl tile effect flooring.

KITCHEN 12' 5" x 8' 6" (3.78m x 2.59m)

Sealed unit double glazed window to front. A range of wall and base units with work surfaces over incorporating 1.5 bowl sink unit with side drainer, four ring gas hob with concealed extractor above, space and plumbing for dishwasher and fridge freezer, built in electric oven with space for microwave above, built in cupboard with space and plumbing for washing machine with shelving above, built in cupboard housing the warm air central heating boiler, sliding doors to and from the sitting / dining room.

SITTING / DINING ROOM 14' 5" x 12' 0" (4.39m x 3.66m)

Sealed unit double glazed sliding patio doors and additional window and door to conservatory. Wall mounted electric fire, fitted carpet.

CONSERVATORY 12' 4" x 6' 1" (3.76m x 1.85m)

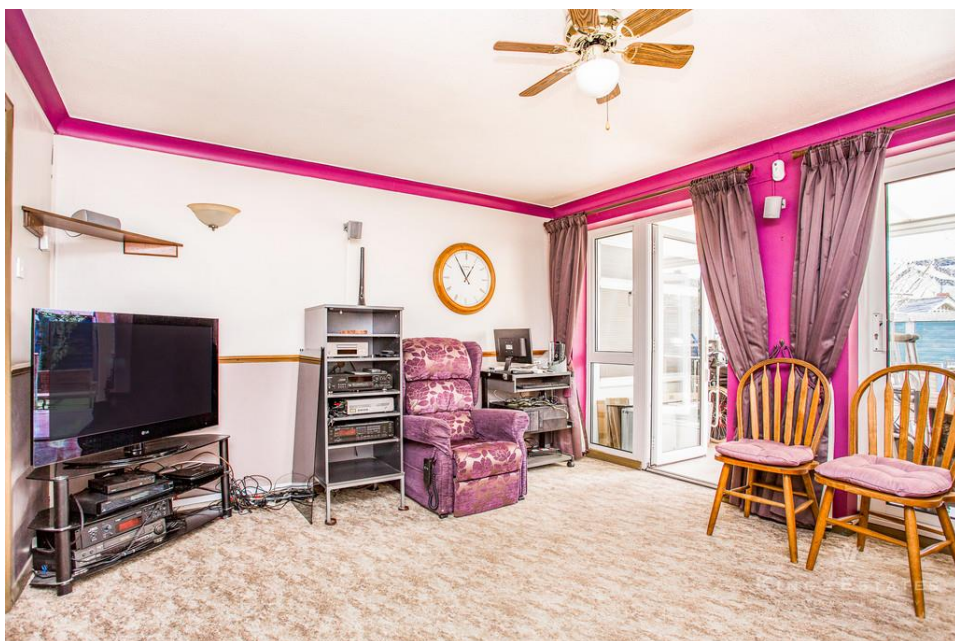
Of UPVC sealed unit double glazed construction with polycarbonate roof, being double glazed to three sides with double doors overlooking and giving access to and from the rear garden. Fitted roof and window blinds. Vinyl tile effect flooring.

FIRST FLOOR LANDING

Built in airing cupboard housing the hot water cylinder with slatted shelving above, access hatch to loft space (not inspected), built in cupboard and shelving in landing recess area, fitted carpet, doors leading off to:-

BEDROOM ONE 15' 5" x 8' 6" (4.7m x 2.59m)

Sealed unit double glazed window to front. Fitted wardrobes and cupboards, fitted carpet.



BEDROOM TWO 12' 5" x 8' 6" (3.78m x 2.59m)

Sealed unit double glazed window to rear. Built in wardrobe with sliding doors, fitted carpet.

BEDROOM THREE 9' 4" x 5' 8" (2.84m x 1.73m)

Sealed unit double glazed window to rear. Fitted high level cupboards and shelving to one wall, fitted carpet.

SHOWER ROOM

Was originally a bathroom. Sealed unit obscure double glazed window to front. A white suite comprising concealed flush wc, wash hand basin set in work top, shower enclosure with shower unit over, extractor fan, vinyl flooring.

OUTSIDE

TO THE FRONT

Steps and hand rails lead to and from the entrance door with shrub beds either side and paved hard standing.

TO THE REAR

A low maintenance South-Easterly facing garden with decked area and sloping path to the immediate rear, artificial grass area with flower beds to its borders, timber shed and gate leading to and from the car parking / garage at the rear of the property.

GARAGE EN BLOC

Located to the rear of the property. With up and over door to front (not inspected).

PARKING

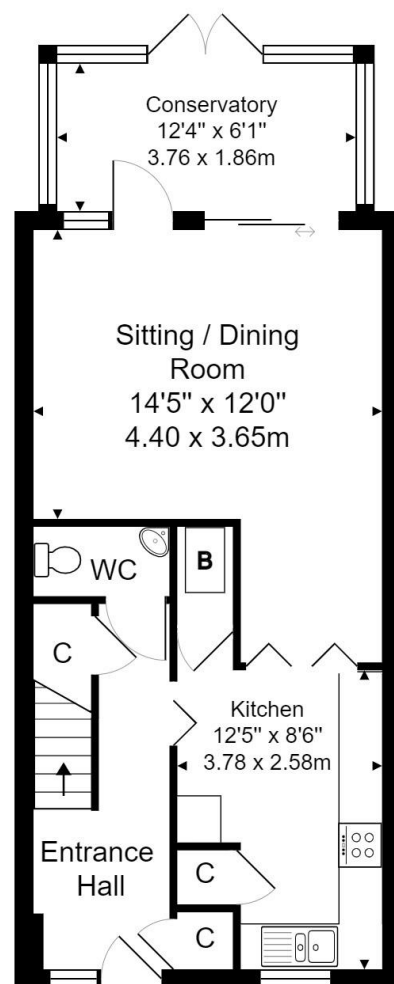
There are allocated off road parking spaces located to the rear of the property.

OTHER INFORMATION

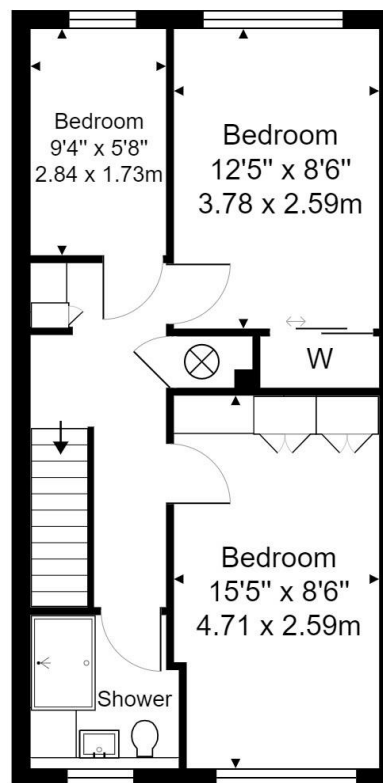
COUNCIL TAX BAND - £1,806.91 for the year 2022/23 (Tunbridge Wells Borough Council)

TENURE - Freehold

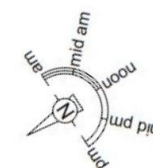
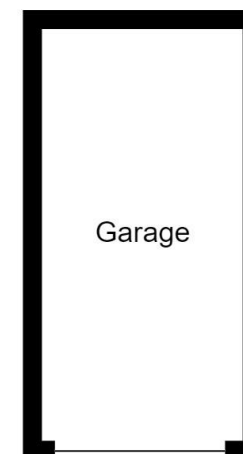




Ground Floor



First Floor



House Approx. Gross Internal Area
969 sq. ft / 90.0 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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