



187 Sherwood Road
Tunbridge Wells Kent

CHAIN FREE** £375,000-£385,000 Price Range A well-presented and extended home with driveway, good-sized private garden, a short walk from the local amenities, and within easy reach of the town centre and mainline station. EPC rated 'C'

Guide price £375,000 - £385,000 Freehold

Situation:

The property is situated in the convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

This well-presented home offers well-proportioned accommodation and is light and airy throughout. The property also benefits from an impressive EPC rating of 'C'.

The home is arranged over two floors and includes, on the ground floor; an entrance hall with adjacent recess with hanging hooks for coats and space for shoes; a well-proportioned dual aspect living room with areas of fitted shelving and cabinetry, and French doors providing a good deal of natural light and access to the private garden; a spacious dual aspect kitchen/breakfast room extending to over 24ft (7.4m), with the kitchen area having a wide range of gloss wall and base units, complementary work surfaces, attractive gloss tile splashbacks, sink and drainer with mixer tap over, fitted appliances including Samsung double ovens, Indesit induction hob with stainless steel extractor, full size fridge/freezer, dishwasher, and plumbing for a washing machine. This light and airy kitchen/breakfast room also has adjacent understairs storage, and French doors providing access to the private garden.

On the first floor is a panelled landing and three bedrooms, two of which are good-sized doubles and the third being currently utilised as a home office; and a family bathroom featuring a bath with shower over, low level w/c, pedestal sink with mixer tap over, wall mounted mirrored medicine cabinet, stainless steel heated towel rail, with the room being complemented by attractive wall and floor tiling.

To the front of the property is a gravel driveway and garden laid to lawn, and to the rear is a good-sized private garden mainly laid to lawn bordered by raised beds of mature plants and shrubs, and a large patio ideal for outdoor entertaining.

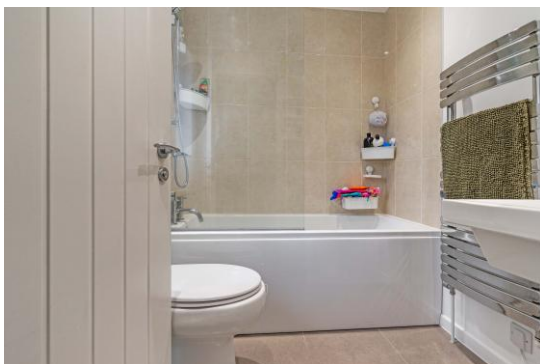
Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

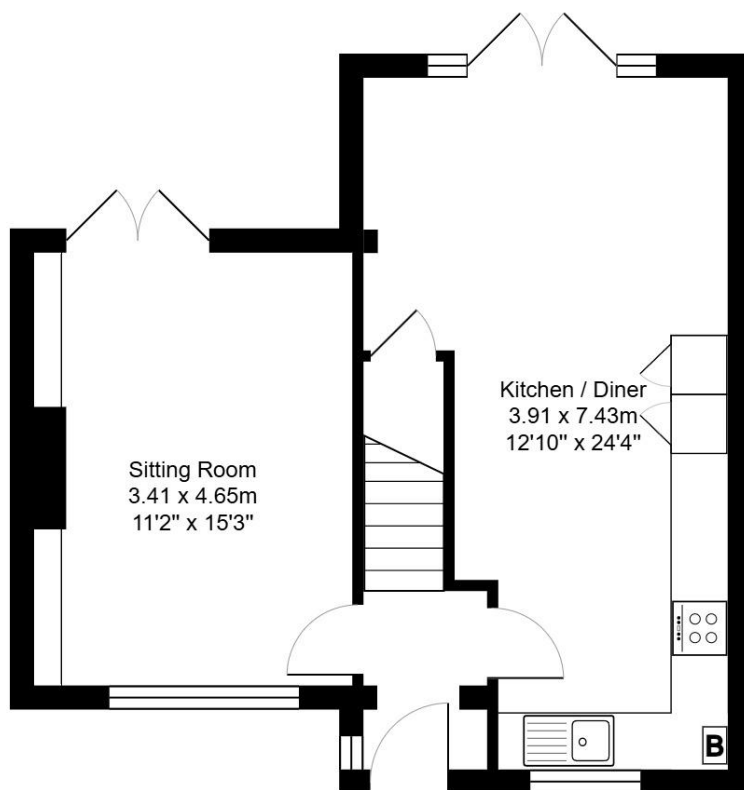
Current EPC Rating: C

Property address: Postcode TN2 3LF

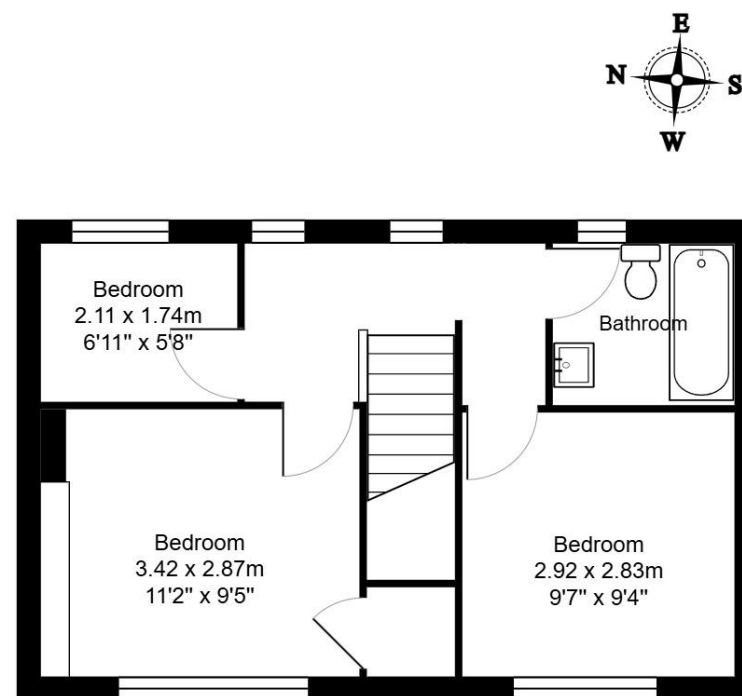


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 45.4 m² ... 489 ft²



First Floor
Area: 34.6 m² ... 372 ft²

Total Area: 80.0 m² ... 861 ft²

All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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