

108 Sherwood Road, Tunbridge Wells





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Perfectly Positioned 2-Bedroom House

Accommodation Summary

- Mid terrace house
- 2 double bedrooms
 - Living room
 - Dining room
- Kitchen/breakfast room
 - Lobby
- Family bathroom
- Sunny rear garden
- Close to mainline station and town centre
- No onward chain



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A short walk from High Brooms mainline station with fast access into central London and within easy reach of Tunbridge Wells' town centre and the open green spaces of Dunorlan Park is this deceptively spacious home.

Set back from the road by a low hedge, stone steps with neat tiered flower beds draw you down to the front entrance door.

First on your left is the bright living room with a pretty bay window that draws light into the room which is plenty big enough for large family sofas. It has an electric fire to add warmth on colder days.

Opening to the rear is the dining room whose sliding glass doors bring lush green garden views in as you dine.

A useful lobby area to the side with further garden access conveniently links the dining and cooking spaces.

The kitchen/breakfast room at the front has everything you need with plenty of fitted cupboards and counter surface, a fitted electric oven, a 4-ring gas hob, plumbing and space for a washing machine and space for a fridge/freezer. There is room for a table and chairs and a door leads out to the front garden with access to the street.

Climbing the central carpeted stairs to the first floor you reach two good sized double bedrooms and a spacious bathroom.

Outside at the rear is a private garden screened by a rear canopy of trees and close boarded fencing on all sides. Mature stocked flower beds and a decorative fish pond add great charm and character while a paved terrace at the rear of the house is perfect for summer BBQs. A wooden shed at the rear caters for all your storage needs.

This home has been lovingly maintained by its current owners as they have brought up their family, but it also gives you a fantastic opportunity to modernise it to suit your own taste and needs. It has huge potential to create the perfect home for a young family. A must see!

Covered entrance door, which opens to:

Entrance Hallway with space for coats, radiator and doors to:

Living Room: 15'5 x 11'3 double-glazed front aspect bay window, fireplace with brick and wooden surround, mantle and hearth with inset electric gas effect fire, radiators, 1 in painted decorative cover and opening into:

Dining Room: 10'9 x 10'6 rear aspect double-glazed sliding doors opening into the garden, radiator in painted decorative cover and sliding door opening into:

Lobby: side aspect part opaque glazed door opening into the garden, side aspect window, radiator in painted decorative cover, tile effect laminate flooring and door opening into:





Kitchen/Breakfast Room: 15'5 x 12'10 rear aspect double-glazed window, front aspect window, front aspect part opaque glazed door leading to the front path and street beyond, range of eye and base level units, storage cupboard, fitted electric oven in tall housing unit, space for microwave, four ring gas hob, pull out extractor hood, 1 ½ bowl sink with drainer and mixer tap over, space and plumbing for washing machine, space for fridge/freezer, wall hung Potterton boiler, tile effect laminate flooring, radiator and space for table and chairs.

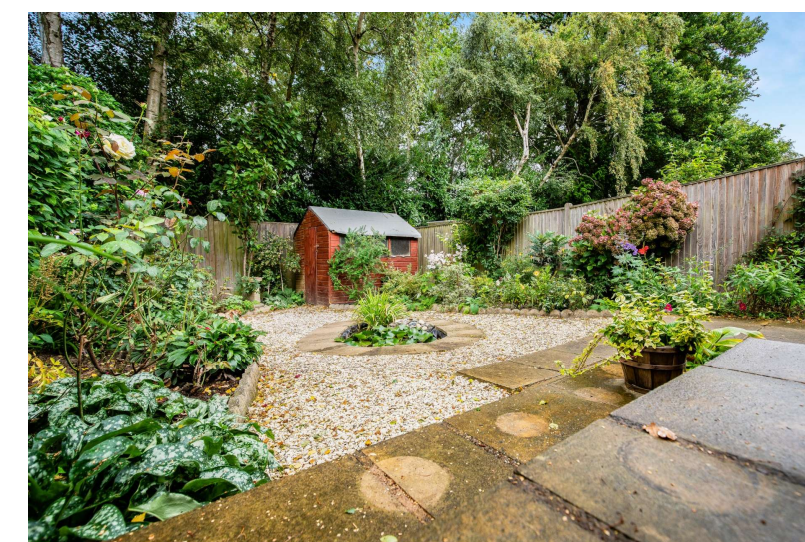
Stairs leading up to the first floor with double-glazed rear aspect windows, loft access ceiling hatch and doors to:

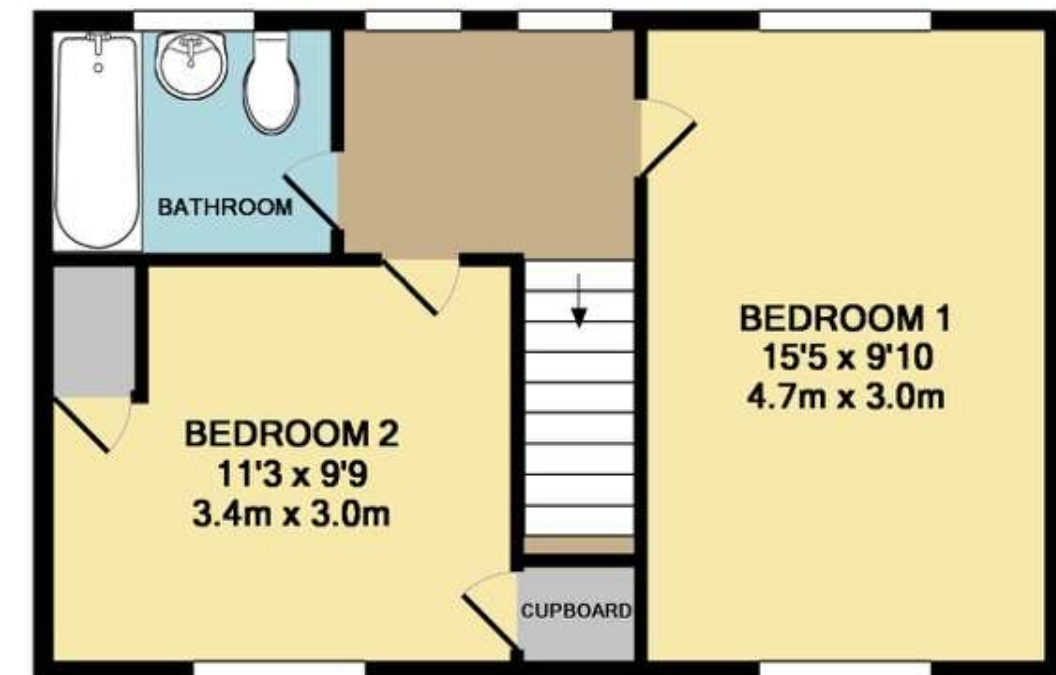
Bedroom 1: 15'5 x 9'10 front and rear aspect double-glazed windows and radiator.

Bedroom 2: 11'3 x 9'9 front aspect double-glazed window, fitted wardrobe with hanging rail and shelf, airing cupboard housing the water cylinder with shelving and radiator.

Bathroom: rear aspect opaque double-glazed window, pedestal wash hand basin, low level WC, panel enclosed bath with mixer tap, tile effect laminate flooring and radiator.

Outside: the house is set back from the road by a low hedge with an iron gate and stone steps with tiered brick enclosed flowered and pebbled borders leading down to the covered entrance door and paved pathway with external storage cupboard. There is a mix of mature hedges, plants and close boarded fencing at both side perimeters. The rear private garden is safely enclosed on all sides by high close boarded fencing with a canopy of trees at the rear naturally screening the property. A paved terrace sits at the back of the dining room and wraps round as a pathway to the side of the lobby for rear access into the house. With mature stocked bordered flower beds at all edges a graveled area sits in the centre with a decorative fish pond. There is a wooden shed at the rear for storage.

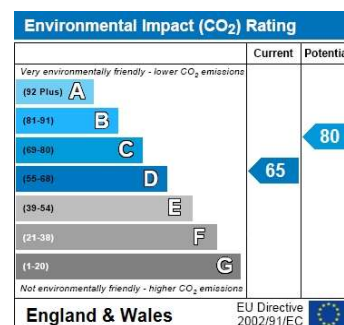
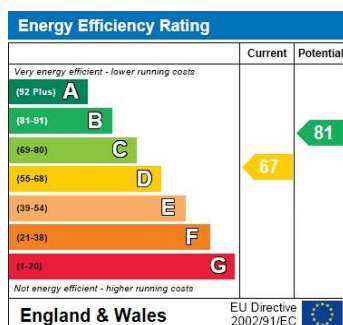




1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.1 SQ.M.)
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General:

Tenure: Freehold

Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,525.96)

EPC: D (67)

Area Information: Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M& S Home and John Lewis. Excellent local primary schools such as St Matthew's and St John's Primary Schools sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With several additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is also the Knights Park Leisure Centre close by with a cinema, gym and bowling alley in its complex. With its two stations, High Brooms which is only 1.5 miles from the house and Tunbridge Wells, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



