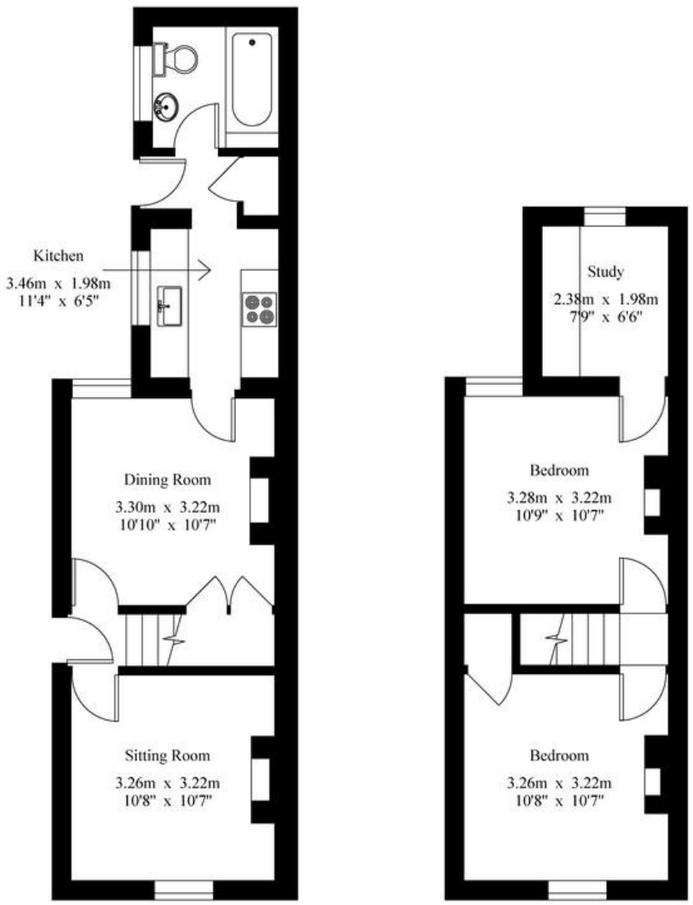
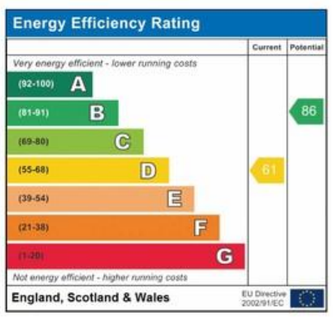
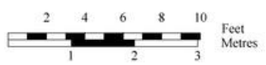
10 Stratford Street

Gross Internal Area : 67 sq.m (721 sq.ft.)
(Accommodation Only)







For Identification Purposes Only.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



10 Stratford Street

Tunbridge Wells, TN1 2JH

SUMNER PRIDHAM

A charming end of terrace period (circa 1865) house maintained and decorated to a high standard. Quietly located away from busy roads and featuring a well-stocked garden and attractive outlook.

Hall, Sitting Room, Dining Room, kitchen, 2 Double Bedrooms, Office/Nursery Bedroom 3, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Front and Rear Garden with side access.

£395,000 Freehold





10 Stratford Street, Tunbridge Wells, Kent, TN1 2JH





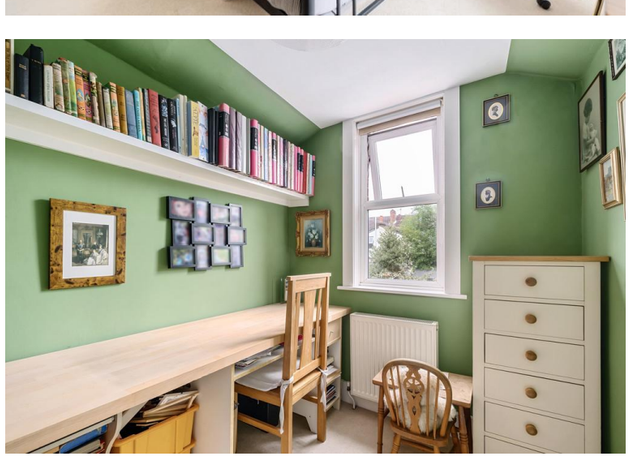


Property Description

- A beautifully presented and quietly located Victorian house, decorated to a high standard throughout.
- Attractive and well-proportioned rooms retain many period features, which include fireplaces, original floorboards, and internal panelled doors.
- Front door leads to a hall with staircase to the first floor.
- Sitting room to the front features an original cast iron fireplace, cupboard with shelving above, sash style double glazed window and picture rail.
- Dining room with attractive outlook down the garden, wood burning stove, fitted cupboard with shelving, two useful under stairs cupboards one with power and light connected and picture rail.
- A well designed kitchen with a good range of cupboards with solid wooden works surfaces, tiled splashback, space for cooker, plumbing for dishwasher and washing machine, stainless steel sink with window above and useful pantry cupboard.
- Rear lobby with door to the garden.
- Modern bathroom comprising white suite of panelled bath with shower above and folding screen, pedestal washbasin, low-level WC, window to side, tiled floor and stainless steel towel rail/radiator.









- Staircase leads to the first floor landing.
- Principal bedroom with built-in wardrobe cupboard, picture rail, cast iron grate and sash style window to the front.
- Bedroom 2 enjoys an attractive outlook over the rear garden, also fitted with a cast iron grate and picture rail.
- Door through to office/nursery bedroom 3, currently being used as a work from home office, with window overlooking the rear garden.

Outside

- One of the features of the property is the attractive garden and quiet away from busy road location.
- Screened to the front by a mature laurel hedge, with brick path to the front door and side of the house, where there are two side gates for hiding unsightly wheelie bins etc.
- The delightful rear garden is well stocked and laid mainly to lawn with a shed at the bottom.
- There is an attractive original brick terrace to the side and rear of the house, creating an attractive seating area for outdoor entertaining.

- **Practicalities**
- Tunbridge Wells Borough Council Tax Band C.
- We have not carried out a survey but the property for these purposes is considered to be well maintained.
- Internally decorated to a high standard using paints from the Little Greene Paint Co.
- Double glazed windows throughout.

Location

- A quiet away from busy traffic location, yet accessible to independent shops in Camden Road and to the Grosvenor & Hilbert Recreation Ground.
- Within walking distance to High Brooms mainline station 0.9 miles and the town centre 0.6 miles.

Viewing

Strictly by appointment through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516165

