



## 39 Beulah Road

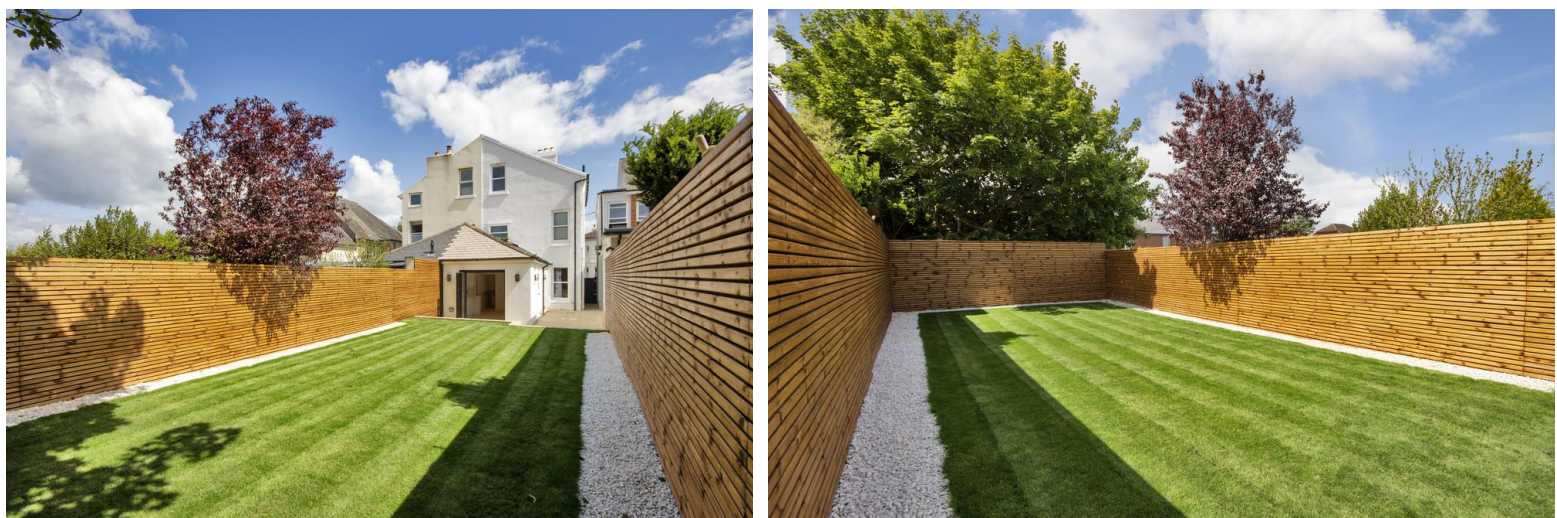
Tunbridge Wells, TN1 2NS

**SUMNER PRIDHAM**

A beautifully presented 4 bedroom family home comprehensively restored to a high standard to include herringbone wood flooring, panelled walls, new kitchens and bathrooms throughout, 2 car driveway and a good sized garden, sought after residential road close to St. James Primary School and the town centre.

Recessed Porch, Hall, Sitting Room, Dining Room, Cloakroom, Kitchen/Breakfast Room, 4 Bedrooms, Ensuite shower room, Family Bathroom, New Gas Fired Central Heating, Column Radiators, new Electrics, LED Lighting, new Double Glazed Sash Windows and Bi-Fold Doors, 2 car drive, Side Access, Rear Garden.

**Guide price £1,000,000 to £1,100,000 Freehold \*No Forward Chain\***

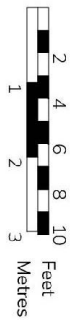
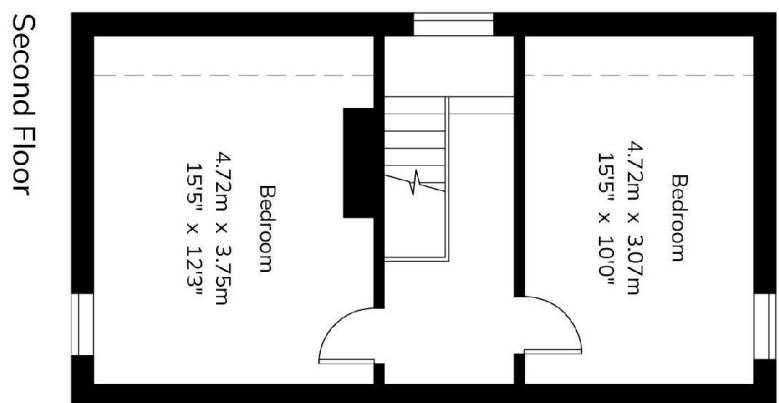
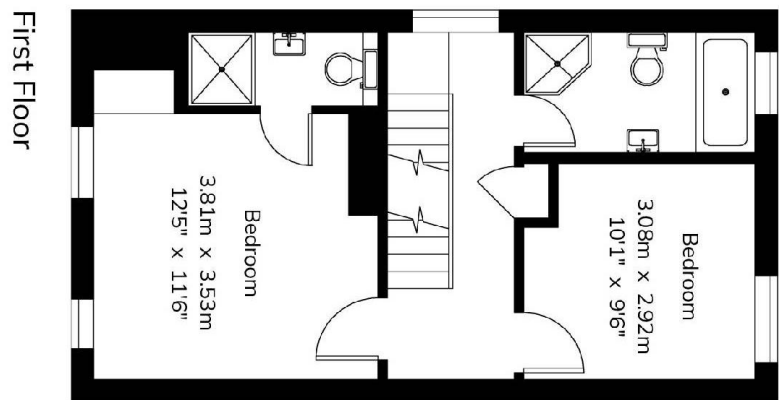
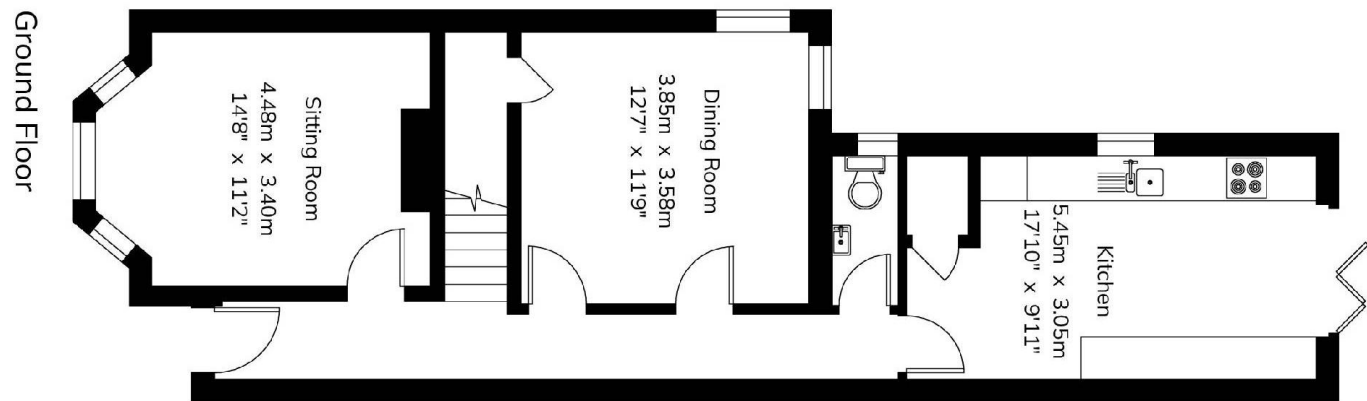


### 39 Beulah Road

Gross Internal Area : 148.6 sq.m (1600 sq.ft.)



Restricted Height



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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.





## Property Description

- ◆ Handsome and spacious 4 bedroom family home in popular residential road with 2 car driveway and easily maintained good sized southwest facing garden.
- ◆ Beautifully presented over 3 floors of accommodation includes panelled walls and replastered throughout.
- ◆ Stunning herringbone wood block flooring throughout the ground floor including the kitchen breakfast room with its bifold doors out to the garden.
- ◆ Herringbone brick 2 car driveway with electrical point ready to receive EV charger.
- ◆ Recessed covered porch with outside lantern light and attractive tiled flooring.
- ◆ Substantial front door with reed glass panelling leads into a beautiful hall featuring panelled walls LED recessed lighting and herringbone woodblock flooring continuing through to the kitchen and main reception room.
- ◆ Sitting room with bay window to the front with full height fitted shutters and complimented with full height panelled walls.
- ◆ Dual aspect dining room overlooking the side patio and on to the main garden.
- ◆ Full height wood strip panelling to one wall with concealed door into a good sized storage cupboard also housing brand new gas fired boiler.
- ◆ Cloakroom off of the hall attractively finished with Farrow and Ball wallpaper, low level WC washbasin with cupboard beneath, window to side with fitted blind.
- ◆ Kitchen Breakfast room features a vaulted ceiling with LED lighting, dual aspect and bifold doors leading out to a paved patio and beyond to a level lawn.
- ◆ Kitchen is fitted with extensive quartz worksurfaces, inset one and a half sink, induction hob with concealed extractor above and double oven beneath, further integrated appliances include dishwasher, fridge and freezer and comprehensive range of cupboards and matching wall mounted cabinets



- with under cabinet lighting.
- ◆ Full height wood strip panelling with concealed door to deep utility cupboard with plumbing for washing machine and space for tumble dryer above.
- ◆ New fitted carpets to the staircase with panelling either side to the first floor landing which includes a useful storage cupboard and continuation of the staircase to the second floor.
- ◆ A beautiful light main bedroom with two sash windows to the front, built in full height wardrobe cupboards with a pair of hanging rails and adjustable shelves.
- ◆ Ensuite shower room finished with marble tiled floor and walls, walk in shower cubicle with drench and handheld showers, recess for toiletries, washbasin with cupboard beneath, low level WC with concealed cistern, full height mirrors on 2 walls and chrome towel radiator.
- ◆ Double bedroom 2 with window to the rear.
- ◆ Family bathroom with marble tiled floor and walls, tall sash window to the rear and fitted with panelled bath incorporating handheld shower, low level WC, wash basin with cupboard beneath, chrome towel rail and shower cubicle with drench and handheld showers.
- ◆ Staircase leads to the second floor with access to an insulated and boarded roof space with wooden fold down ladder, power and light connected.
- ◆ Two large double bedrooms facing the front and rear both benefitting from tall ceilings, the front bedroom has far reaching views over the town to the countryside beyond.

### Outside

- ◆ **Front** ~ 2 car driveway has been finished with permeable herringbone brick drive.
- ◆ The front of the house has an electrical point ready to receive an EV charger.
- ◆ **Rear** ~ Southwest facing garden with side gate, wrap around patio, 2 steps up to a lawn bounded on 3 sides by attractive horizontal strip fencing.
- ◆ Further benefits of the garden is it affords a high degree of privacy.

### Location

- ◆ Beulah Road is an attractive and popular residential road of Victorian houses connecting St James' Road to Camden Road with its independent shops and restaurants.
- ◆ Within 5 minutes' walk of St James Primary school, 0.3 miles to the town centre and 0.9 miles to the mainline station.

### Practicalities

- ◆ A comprehensive restoration of this property has just been completed and included new electrics, LED lighting and attractive matching light and plug sockets, new central heating system, 2 column radiators, replastered throughout to walls and ceiling, brand new kitchen and bathrooms, wood flooring and panelled walls.
- ◆ New double glazed windows and doors throughout.
- ◆ Roof overhauled and insulated.
- ◆ Landscaped garden to include wrap around patio

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

