



Ground Floor

First Floor

81 Silverdale Road

House - Gross Internal Area : 88.6 sq.m (953 sq.ft.)



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81 Silverdale Road

Tunbridge Wells, TN4 9HY

SUMNER PRIDHAM

A significantly improved and beautifully presented Victorian semi-detached house benefitting from good sized and well proportioned rooms with tall ceilings, attractive garden and all within easy walking distance to a mainline station.

Hall, Sitting Room, Dining Room, Fitted Kitchen, Principal bedroom with ensuite Dressing Room and ensuite Bathroom, Double Bedroom 2 with adjacent separate WC, Double Glazed Windows, Gas Fired Central Heating, Front and Rear Gardens with side access.

Guide price £475,000 - £495,000 Freehold \*No Forward Chain\*





81 Silverdale Road, Tunbridge Wells, Kent, TN4 9HY



## Property Description

- ◆ A beautifully presented semi-detached Victorian house benefitting from generous sized rooms and presented in excellent order throughout.
- ◆ Popular residential location within easy walking distance to a mainline station, Nursery Schools and St Johns Primary School.
- ◆ The house is being sold with the benefit of no forward chain.
- ◆ Front door leads to a spacious hall with purpose built doaks cupboard and an illuminated display area with storage cupboards beneath.
- ◆ Well-proportioned sitting room with attractive fireplace fitted with grate hearth and gas living flame fire with attractive cupboards fitted either side.
- ◆ Sitting room features a bay window to the front with fitted shutters.
- ◆ Dual aspect dining room with windows to the side and rear towards the garden.
- ◆ Kitchen is a generous sized room and is beautifully fitted with Howden units providing excellent range of work surfaces with matching upstands and comprehensive range of cupboards beneath including revolving corner trays, deep saucepan drawers and matching eyelevel cupboards with underlighting, deep stainless steel sink with Quooker combination filter cold water and boiling tap.
- ◆ Appliance include AEG fridge freezer, AEG microwave, matching AEG oven, AEG dishwasher and washing machine, tumble-dryer, LED ceiling lights, heated tiled floor, auto controlled air extractor, window and door to the side leading out to the garden.



- ◆ Staircase from the hall with attractive carpet runner leads to the first floor landing with window to, side access to roof space.
- ◆ Here we consider there is potential for converting to accommodation if required, subject to the usual consents.
- ◆ Principal bedroom is a generous size and enjoys a dual aspect outlook with windows to the side and rear.
- ◆ Ensuite dressing room with walk in closet fitted with hanging rail and shelving.
- ◆ Ensuite bathroom with tiled floor, tiled walls, panelled bath with separate Aqualisa shower above, window to the rear with fitted blind, air extractor, pedestal wash basin, low level WC and heated towel radiator.
- ◆ Double bedroom 2 to the front of the property is a well-proportioned room with a window to the front.
- ◆ Separate WC off of the landing with tiled floor, half tiled walls, low level WC, washbasin and window to front.

## Outside

- ◆ The house is set back from Silverdale Road with brick wall, wrought iron gate and railings, paved path to the front door.
- ◆ A secure gate and archway leads through to the rear garden.
- ◆ The garden is arranged on 2 levels, immediately outside the kitchen is an attractive paved patio, from here steps lead up to the main garden with fenced boundaries, laid to artificial lawn, at the far end there is a raised level with good sized out building with power and light connected.

## Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band C.
- ◆ All mains services are connected.
- ◆ The property benefits from UPVC fascia's, soffits, modern guttering and downpipes.
- ◆ Internally many rooms have been replastered with new skirting boards and architraves fitted.
- ◆ The house has been rewired with the necessary NIC certificate of compliance.

## Location

- ◆ The property is conveniently located within walking distance of shops, primary and secondary schools, including the Grammars.
- ◆ A mainline station (0.4 miles) distant with its regular service to London and the coast.
- ◆ There are also local nursery schools and a regular bus services in Upper Grosvenor Road to the town.

## Viewing

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

