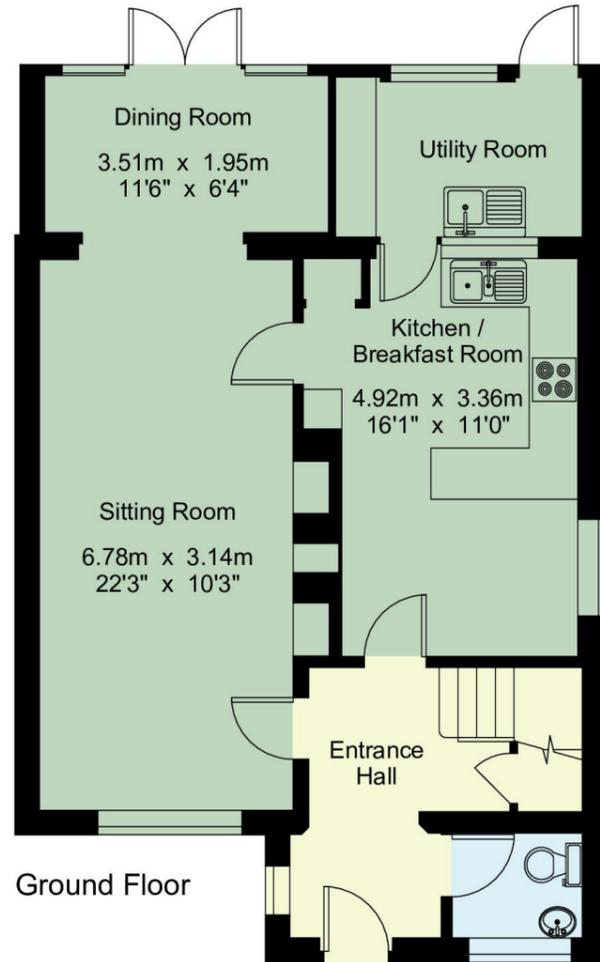
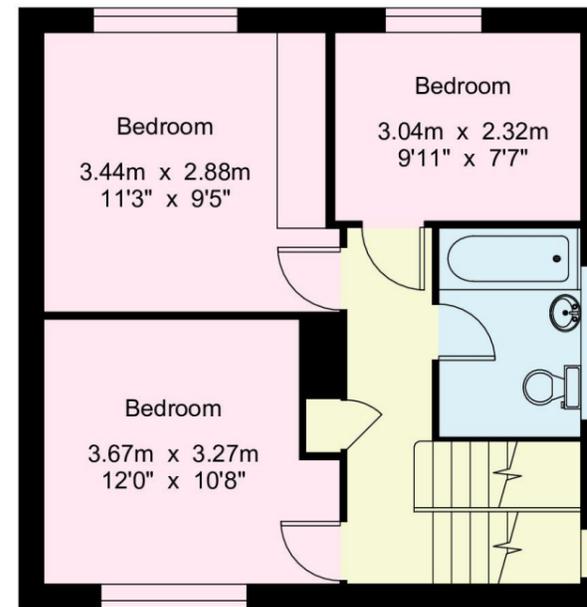


Second Floor --- Restricted Height



Ground Floor



First Floor



For Identification Purposes Only.  
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## 78 Farmcombe Road

House - Gross Internal Area : 144.8 sq.m (1558 sq.ft.)  
Garage - Gross Internal Area : 17.8 sq.m (191 sq.ft.)



## 78 Farmcombe Road

Tunbridge Wells, TN2 5DH

**SUMNER PRIDHAM**

A spacious semi-detached character house with 4-bedroom accommodation arranged over 3 floors, benefiting from a large garden backing on to a recreation ground, located within walking distance of Claremont Primary School and easily accessible to the town and central station (0.7 miles).

Hall, Cloakroom, Double Reception Room, Dining Room, Kitchen/Breakfast Room, Utility Room, 4 Bedrooms, Ensuite Bathroom, Family Bathroom, Gas Fired Central Heating, Front and Rear Garden with side access and Off-Road Parking for multiple cars.

**Guide price £800,000 Freehold**



29 Vale Road  
Tunbridge Wells  
Kent  
TN1 1BS

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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.



- ◆ Wide arch leads to a dining room, double glazed French doors with windows either side out to the garden.
- ◆ Staircase leads to the first floor landing with continuation to the second floor.
- ◆ There are 3 bedrooms on the first floor all with attractive outlooks particularly to the rear with attractive outlooks over its large garden and beyond to the recreation ground.
- ◆ Family bathroom comprises, panelled bath with separate shower above, low level WC, pedestal washbasin and window.
- ◆ Staircase leads to the second floor and a large bedroom with 2 skylights to the front, which enjoys a dual aspect to both front and rear with far reaching views.
- ◆ Bathroom comprising of panelled bath with separate shower above, pedestal washbasin, low level WC, radiator and window to rear.

#### Outside

- ◆ The property benefits from a large garden which backs on to and has a gate to a recreation ground.
- ◆ Garden to front laid to lawn with drive providing ample parking space for multiple cars down the side of the house and leads to a garage which requires refurbishment, it also offers the possibility to rebuild as a work from home office/garden room subject to consents.
- ◆ The rear garden is accessed from both the utility room and dining room with a patio area immediately adjacent to the house and steps down to a large garden laid to lawn with mature flowering shrubs, at the bottom there is a gate that leads out to the Julian Hewitt Recreation Ground.

#### Location

- ◆ One of the features of this property is its excellent location being within walking distance to the Claremont Primary School, High Street (0.5 miles) Pantiles, and mainline station both (0.7 miles).

#### Practicalities

- ◆ Council Tax Band E

#### Viewing

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

### Property Description

- ◆ Spacious 4-bedroom family house within walking distance to Claremont Primary School.
- ◆ Large garden with gate leading out to the Julian Hewitt Recreation Ground.
- ◆ Ample space and potential for further extension subject to the usual consents.
- ◆ Set back from the Farmcombe Road with off-road parking.
- ◆ Spacious hall with staircase and window capturing natural light.
- ◆ Cloakroom with double glazed leadlight window to the front, low level WC and corner washbasin.
- ◆ Dual aspect kitchen/breakfast room with ample worksurfaces including a breakfast bar, one and a half stainless steel sink and drainer with cupboards and drawers beneath, matching wall mounted cabinets, induction hob with extractor hood above, built in Bosch oven tall pantry cupboard and plumbing for dishwasher.
- ◆ Utility room with large window affording views down the garden, stainless steel sink and drainer, plumbing for washing machine and space for domestic appliances.
- ◆ Double reception room with attractive double glazed leadlight window to the front, fireplace with tiled hearth and electric coal-effect stove, arched recesses either side with cupboards beneath.

