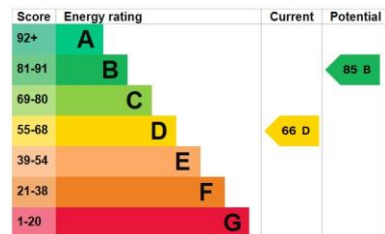


Ground Floor

62 Cambrian Road

House - Gross Internal Area : 103.3 sq.m (1,111 sq.ft.)

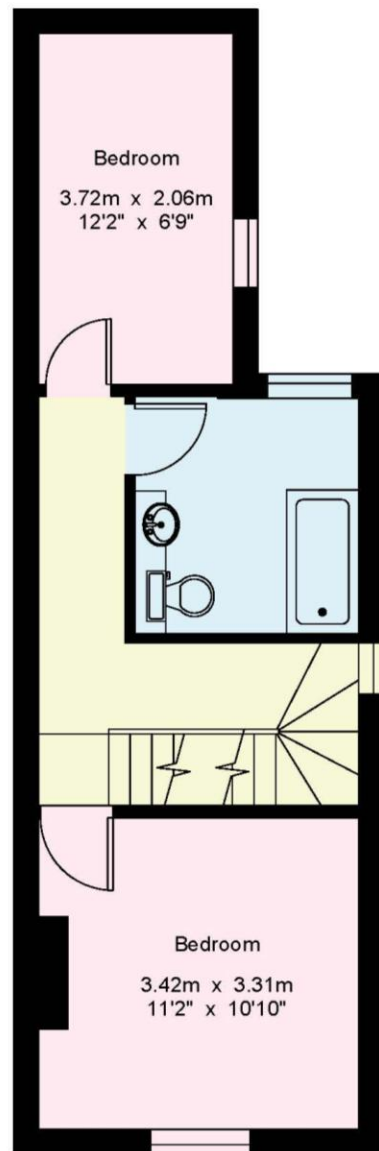
Approx. Garden Dimensions : 9.5m (31'2") x 4.3m (14'2")



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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.



First Floor



Second Floor



For Identification Purposes Only.
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62 Cambrian Road

Tunbridge Wells, TN4 9HH

SUMNER PRIDHAM

A beautifully presented period house providing spacious family accommodation over 3 floors significantly remodelled to a high standard, including imaginatively designed second floor. Features include far reaching views and attractive landscaped garden all within walking distance of a mainline station.

Hall, Sitting Room, Dining Room, Kitchen, Conservatory, Principal Bedroom with Ensuite Dressing Room, Study and Bathroom, 2 further Double Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Front and Rear Gardens.

Guide price £450,000 - £475,000 Freehold





Property Description

- ◆ Ideal family house with beautifully presented accommodation arranged over 3 floors.
- ◆ Elevated position within the road providing far reaching views and set in attractive garden.
- ◆ Convenient location within walking distance to St John's Primary School and beyond to the Secondary Schools including the Grammars, and 0.3 miles to a mainline station.
- ◆ Attractive double glazed front door to the hall with staircase to first floor.
- ◆ Sitting room features attractive double glazed bay with sash windows window to the front, pretty fireplace surround with brick hearth and picture rail.
- ◆ Dining room has a large window providing views through to the conservatory and beyond to the garden.
- ◆ Useful understairs cupboard with box shelving light connected and space for tumble dryer.
- ◆ Kitchen fitted with a range of worksurfaces over 3 walls incorporating one and a half stainless steel sink and drainer below a window to the garden, 4 ring Smeg gas hob and matching Smeg oven beneath, glass splashback and stainless steel extractor above.
- ◆ Comprehensive range of cupboards with wall mounted cabinets plumbing and space for both dishwasher and washing machines, space for tall fridge/freezer, gas fired Worcester boiler providing central heating and domestic hot water, Oak framed door with glass panels through to the conservatory.
- ◆ Conservatory has tiled floor with door to, and views out to the rear garden, there is also a door to the front of the property.
- ◆ Staircase leads to the first floor landing with pendant and recessed lighting



- and window on the side elevation.
- ◆ Attractive 'Karndean' flooring has been fitted throughout the first and second floor.
- ◆ Double bedroom 1 has a double glazed sash window to the front and an ornamental cast iron fireplace surround.
- ◆ Double bedroom 2 is to the rear of the house has a double glazed sash window and picture rail.
- ◆ A luxuriously appointed bathroom, panelled bath with drench and handheld showers and remote thermostat control, concealed cistern WC, washbasin with vanity cupboard beneath, modern towel radiator, large double glazed sash window to the rear, recessed lighting and air extractor.
- ◆ Staircase leads to the top floor principal bedroom suite which has been imaginatively designed to take advantage of the spectacular views and has clever use of an internal glass partitioning.
- ◆ The double bedroom enjoys a dual aspect and also fitted box display shelves in recess.
- ◆ Study/dressing area.
- ◆ Shower room fitted with large walk in shower cubicle with shampoo/soap recesses, drench head, low level WC, washbasin with vanity cupboards beneath, window to side and modern towel radiator.

Outside

- ◆ The house is set elevated to Cambrian Road with attractive small area of garden to front.
- ◆ Side access through the tiled conservatory leads to the rear garden. Another feature of this property is the attractive landscaped garden with a patio adjacent to the house and a path leading to the far end where there is a sun terrace.
- ◆ The remainder of the garden is laid to lawn with flower borders and a water feature pond.
- ◆ Mature Eucalyptus tree, external power and tap.

Location

- ◆ Conveniently located and within walking distance to St John's Primary School and the popular Secondary Schools including the Grammars.
- ◆ 0.3 miles to a mainline station with its regular links to London and the coast.

Practicalities

- ◆ The property has been the subject of continued improvement and upgrading throughout the current owners tenure, the more recent improvements are listed below.
- ◆ 2016 Conservatory modernised, electric mains supply from the road renewed, front and rear chimneys repointed.
- ◆ 2017 Loft converted and first floor remodelled with new family bathroom.
- ◆ 2021 New consumer unit.
- ◆ 2023 UPVC double glazed sash windows installed.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

