



Whiteways, Wilman Road

House - Gross Internal Area : 169.3 sq.m (1822 sq.ft.)



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Wilman Road

Tunbridge Wells, TN4 9AJ

SUMNER PRIDHAM

A fabulous opportunity to purchase a double fronted detached family house benefitting from an in and out driveway to the front and large gardens to the rear in a highly sought after residential road within walking distance to secondary schools including the Grammars and St John's Primary. Being sold with the benefit of **No Onward Chain** and requires general refurbishment and modernisation, it is also has excellent potential for extension.

Enclosed Porch, Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, 4 Bedrooms, Bathroom, separate WC, Garage, in and out Drive, Large Rear Garden.

Guide price £825,000 Freehold Viewing by appointment 'Open Day' Saturday 12th July 2025





Property Description

- ◆ Substantial detached family house in sought after residential road close to schools.
- ◆ Impressive in and out drive to front and large garden to the rear.
- ◆ Property requires general modernisation and refurbishments and requires an excellent opportunity for extension and general enlargement subject to consent.
- ◆ Endosed porch to hall, doakroom WC and window.
- ◆ Triple aspect sitting room with window to front and sliding patio doors to the rear, open fireplace with tiled surround (not tested).
- ◆ Dining room with 3 sets of windows to the front with open fireplace with original tiles surround and hearth, serving hatch to the kitchen.
- ◆ Spacious kitchen/breakfast room featuring sliding patio doors out to the patio and large garden currently fitted with double bowl stainless steel sink and drainers with range of fitted cupboards with louvred doors, gas cooker and gas fired boiler providing central heating and domestic hot water (not tested) door to the garden.
- ◆ Utility room, stainless steel sink and drainer, door to outside, window with views over rear garden.
- ◆ First floor landing, airing cupboard with insulated hot water



- and separate immersion heater, also has access to a good sized roof space where there is considered to be further potential (subject to consents).
- ◆ Bedroom 1 with dual aspect, window to front and rear.
- ◆ Bedroom 2 with window to front, fireplace with fitted gas fire (not tested), pedestal wash basin.
- ◆ Bedroom 3 with dual aspect, window to front and sliding patio doors to a roof terrace overlooking the rear garden.
- ◆ Bedroom 4 overlooking the rear garden.
- ◆ Bathroom features the original tiled panelled bath, matching pedestal washbasin and original half tiled walls, window to front.
- ◆ Separate WC with low level WC and window.

Outside

- ◆ Impressive in and out drive to the front.
- ◆ Single garage with up and over door and interconnecting door to the utility room.
- ◆ Secure side gate gives access to a covered passageway with doors at either end leading to the rear garden .

Rear Garden

- ◆ One of the features of the property is its large private rear gardens with a full width patio, mixed hedge and then steps out to the main area of the garden, which is laid to lawn , with mature borders either side.
- ◆ At the far end there is another area of garden almost the same size again.

Location

- ◆ Sought after residential road within walking distance to St. Johns Primary School, Secondary and Grammar Schools for Boys and Girls.
- ◆ Just under a mile from a mainline station with regular links to London and the coast, and just over a mile from Tunbridge Wells town centre.

Practicalities

- ◆ The property requires general refurbishment and modernisation.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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