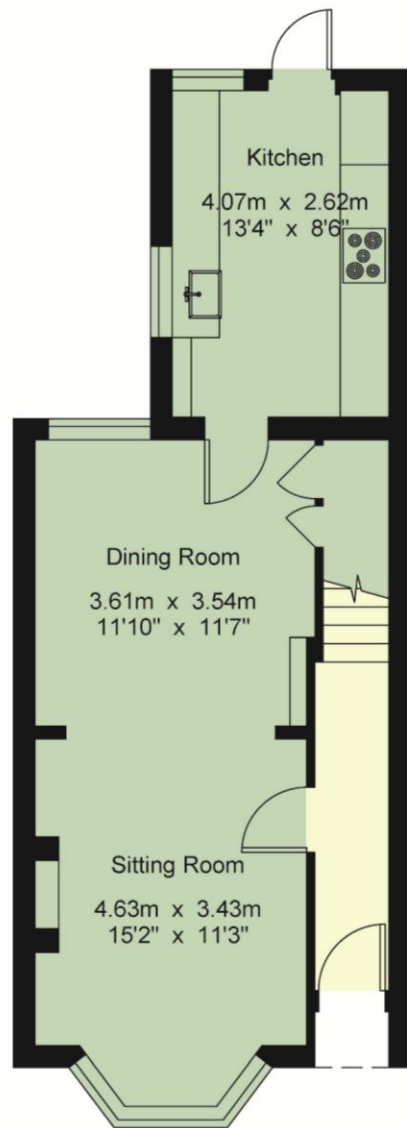
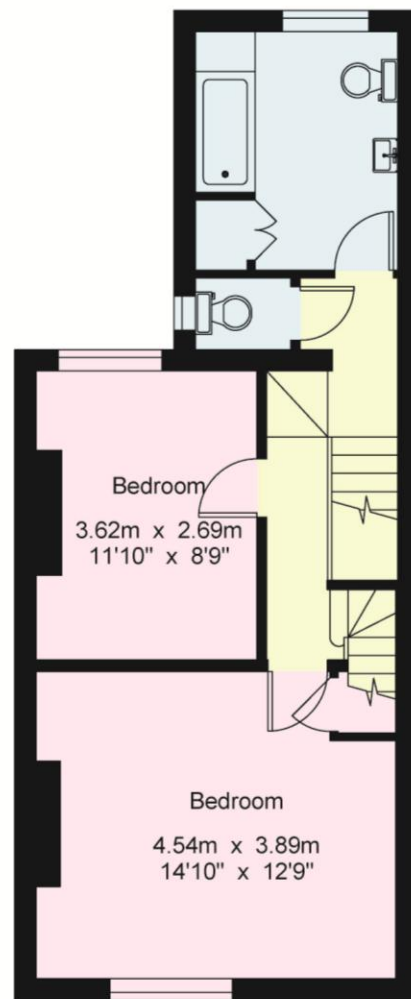
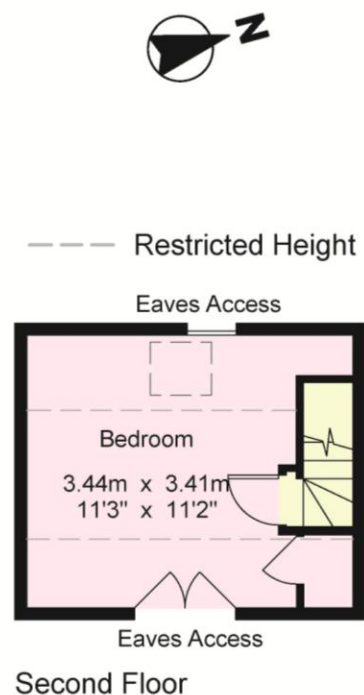




Ground Floor



First Floor



Second Floor

10 Mountfield Road

House - Gross Internal Area : 106.9 sq.m (1150 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

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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.

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10 Mountfield Road

Tunbridge Wells, TN1 1SG

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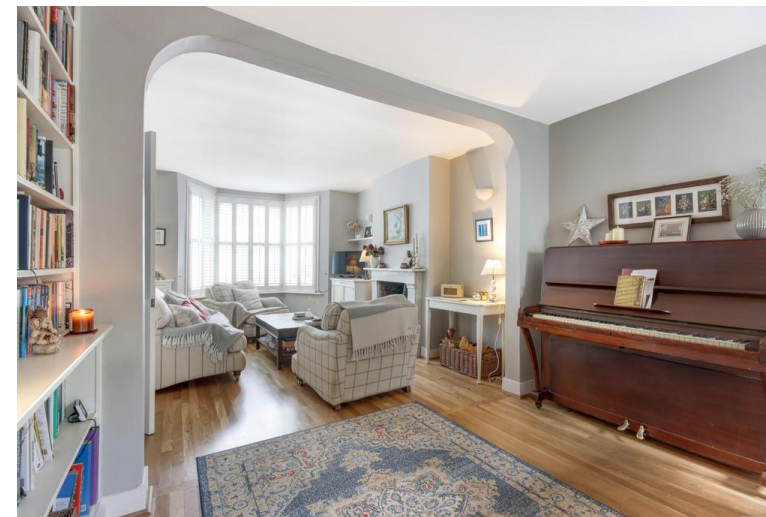
A quiet yet centrally located Victorian town house updated in all the key areas whilst retaining the property's period features. Excellent location adjacent to Calverley Grounds and within minutes' walk of the central station, dual aspect ground floor accommodation plus kitchen leading out to a pretty courtyard garden.

Covered Porch, Hall, Sitting/Dining Room, Kitchen, 3 Bedrooms, Bathroom, Gas Fired Central Heating, courtyard Garden, Permit Parking Available.

Guide price £695,000 Freehold *No Forward Chain*



10 Mountfield Road, Tunbridge Wells, TN1 1SG



- ◆ This is a light room with windows to the side, half glazed back door and feature arched window.
- ◆ Comprehensive range of cupboards include pull out panty cupboard with metal racks and range of drawers either side of a Belling 5 ring gas hob range cooker.
- ◆ Attractive display shelves above and purpose built wine rack.
- ◆ Deep glazed Butler sink with Bosch washing machine, tumble dryer and dishwasher beneath, slate tiled floor and Fridge master fridge/freezer.
- ◆ Staircase from the hall leads to first floor landing which continues to the second floor.
- ◆ Double bedroom 1 features a pair of sash windows to the front with fitted shutters with good sized storage cupboards.
- ◆ Double bedroom 2 has a large sash window to the rear with fitted shutters, painted floorboards and shelved recess.
- ◆ Bathroom is of a generous size comprising of a double end panelled bath with separate shower above, with glass screen, tiled walls, double louvred doors to an airing cupboard and large window with fitted shutters, low level WC, dual fuel towel radiator.
- ◆ Staircase leads to second floor and bedroom 3 with Velux window to the rear useful eaves storage cupboards and built in wardrobe cupboard.

Outside

- ◆ One of the features of this property is the delightful west facing courtyard garden with brick paving, gravel along the side return and mature Wisteria, fenced boundaries and outside light and tap.
- ◆ Permit parking available.

Location

- ◆ Quietly located near to the end of Mountfield Road with the entrance into Calverley Park.
- ◆ Highly sought after central location Mountfield Road is also within walking distance to Grove Park, Claremont Primary School, the High Street with its cafes' independent shops and to the famous Pantiles.
- ◆ Tunbridge Wells mainline station with it fast a regular service into London and the coast is 0.2 miles away.

Viewing

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