



WOOD & PILCHER



- 3 Bed Property with Garage
- Potential for Extension, STPP
- Excellent Hawkenbury Location
- Useful Loft Room
- Generous Off Road Parking
- Energy Efficiency Rating: E

Hawkenbury Road, Tunbridge Wells

£415,000

www.woodandpilcher.co.uk



30 Hawkenbury Road, Tunbridge Wells, TN2 5BJ

DESCRIPTION: A three bed semi detached property in this popular Hawkenbury/St Peter's location, with the possibility to extend, subject to the necessary permissions being available. As currently arranged, the property enjoys generous enclosed off road parking to the front with space for up to four vehicles and an enclosed family friendly rear garden. The potential to extend comes from the outbuilding to the side with a garage door which is not in fact a garage, but in fact a storage space which may well be able to be converted/rebuilt to offer a side extension wrapping round to the rear of the property, again subject to the permissions being obtainable. Internally the property has an entrance hallway with double doors leading through to a large lounge with fireplace. The majority of the property has exposed wooden floorboards. There is a conservatory towards the rear of the lounge which in turn leads to the family kitchen. On the first floor there are three bedrooms and a family bathroom with paddle stairs leading to a further loft room that has been used in the past as a study.

SITUATION: Hawkenbury itself is a little over a mile distant from Tunbridge Wells town centre and has a modest number of local stores including a convenience store and a highly regarded butchers, alongside immediate access to Hawkenbury Park and only a short walk away from open areas of Kent and Sussex countryside. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities, including two theatres, a number of multiple retailers at both the Royal Victoria Shopping Centre and North Farm Retail Estate and a further good run of primarily independent retailers, restaurants and bars between Mount Pleasant and the Pantiles. The town enjoys two main line railway stations offering fast and frequent services to both London and the south coast, as well as a number of highly regarded schools at primary, secondary, grammar and independent levels. Families may be pleased to hear that St Peter's School is locating from its current position to a location just off of nearby Maryland Road, within the next few years. Ripe for potential, we would encourage all interested parties to make an early appointment to view.

The accommodation is as follows: Access is via a partially glazed door to:

ENTRANCE HALL: Areas of exposed pine floorboards, radiator inside a decorative cover, stairs to the first floor, cornicing, partially glazed double doors leading to:

LOUNGE: Areas of exposed pine floorboards, double glazed window to the front with fitted blind and double glazed window to the side with fitted blind, television point, two radiators, feature living flame fireplace with gas fire/Baxi back boiler, wooden mantle and with a polished granite hearth, cornicing, exposed wooden beam to the ceiling sliding double glazed doors to:

CONSERVATORY: Tiled floor, feature radiator, space for a large free standing fridge freezer, primarily of double glazed panel construction with double French doors to the rear garden and also areas of exposed brickwork and in turn is open to:

KITCHEN: Tiled floors, a range of wall and base units with a complimentary work surface with good space for further free standing furniture, under stairs storage space and otherwise a range of base units with a complimentary work surface, space for a free standing washing machine, inset single bowl stainless steel sink with mixer tap over, double glazed windows to the rear, part tiled walls, space for a free standing dishwasher, integrated Whirlpool electric oven and four ring inset gas hob with extractor hood over and tiled splash back, cornicing and inset spot lights to the ceiling.



FIRST FLOOR LANDING: Carpet, cornicing, door to an area currently used as a storage cupboard with paddle steps leading up to the loft area, doors leading to:

LOFT ROOM: Carpet, velux window and areas of reduced head height.

BATHROOM: Vinyl floor, tiled walls, inset spot lights to the ceiling, opaque double glazed window to the rear with fitted blind, panelled bath with mixer tap over and single headshower attachment, feature sink on a storage unit with mixer tap over, low level wc, radiator.

BEDROOM: Areas of exposed pine floorboards, double glazed window to the front with fitted blind and radiator, cornicing.

BEDROOM: Areas of exposed pine floorboards, double glazed windows to the front with fitted blind, radiator, cornicing and two fitted wardrobes, each with louvre doors and with a combination of fitted coat rails and shelving, cornicing.

BEDROOM: Areas of exposed floorboards, radiator, double glazed window to the rear with fitted blind, fitted cupboard housing the hot water cylinder with shelves above and louvred door, areas of sloping ceiling.

OUTSIDE FRONT: Of a good size and essentially low maintenance covered with stone chippings. Retaining fencing and off road parking for up to four vehicles, five bar gate and gate leading to the rear garden.

REAR: Side access gate and low maintenance paved path running to the rear of the property with further areas of paving affording space for table and chairs, otherwise set to grass with wooden surrounding fencing a detached garden house and with deep beds and a combination of mature trees and shrubs.

AGENTS NOTE: The building to the side of the house that has the appearance of the garage, is in fact not a garage but an attached outbuilding. Subject to the necessary permissions being obtainable, we believe there is potential for a remodelling of the property to either move into or indeed rebuild the outbuilding and then to wrap the extension around the existing rear of the property.

TENURE: Freehold.

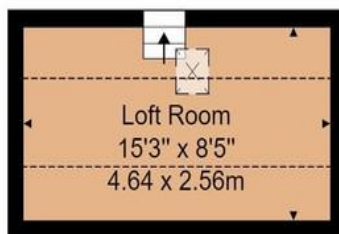
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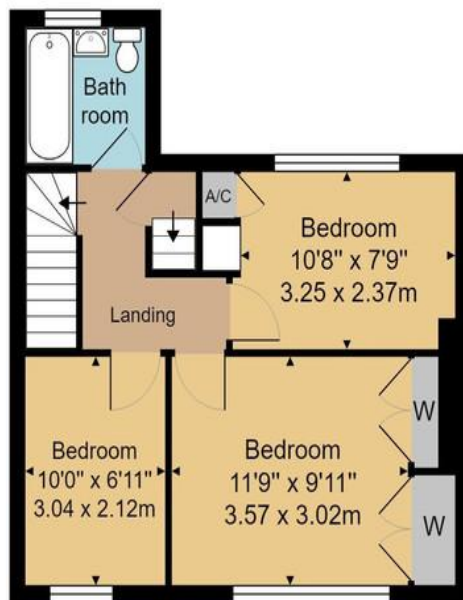
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Agent Note: Please note that not everything in the photographs may be included in the sale.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Second Floor



First Floor



Ground Floor

Approx. Gross Internal Floor Area
1218 sq. ft / 113.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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