



Ibbett Mosely

Hunfleys Park, Tunbridge Wells TN4 9TD





## Huntleys Park, Tunbridge Wells, TN4 9TD

**Very well presented semi-detached property built by Berkeley Homes in the mid-1990s and is located in a highly regarded cul-de-sac on the north-west side of Tunbridge Wells and within approx. 1.25 miles from the town centre, approximately. 1.5 miles to the railway station**

- Very Well Presented Semi-Detached Property
- Ground floor Cloakroom
- 1.25 miles from the town centre and approx. 1.5 miles to the railway
- Two Car parking Spaces
- Open Plan Kitchen/ Reception
- Two bedrooms
- Located in a highly regarded cul-de-sac on the north-west side of Tunbridge Wells
- Fitted Kitchen with built in Fridge/Freezer, Oven, Hob, and Slimline Dishwasher
- Family Bathroom
- Private Decking and communal gardens and play area

### Beautifully Presented Home in a Prime Location

This lovely and very well-presented property is situated in a highly desirable cul-de-sac location, benefiting from communal gardens, a green/play area, private decking, and two allocated parking spaces within a communal car park.

#### PROPERTY SUMMARY

Accessed via a shared pathway, the front door opens into a welcoming hallway which leads into the spacious open-plan kitchen/breakfast room. The stylish Wren kitchen features a range of base and wall-mounted units with concealed under-unit lighting, Corian work surfaces, and a breakfast bar with inset drainer sink and elegant copper mixer tap. Appliances include a built-in Bosch electric oven, Bosch microwave, four-ring induction hob, and integrated fridge/freezer. The kitchen is enhanced with a vertical radiator and Kinder solid smoked oak brushed & matt lacquered flooring.

A cloakroom is located off the hallway and includes a double-glazed window, WC, wash hand basin with mixer tap, stylish tiling, and a striking hexagonal radiator.

The kitchen seamlessly opens into the lounge area, which features a built-in display shelving unit and drop-down ceiling projector setup (not included) for media entertainment. Double-glazed patio doors lead to the outside decking area. Beneath the stairs is a large understairs storage cupboard with plumbing for a washing machine, power, and lighting.

Upstairs, the landing provides access to the loft, which houses the boiler.

Bedroom One is a bright dual-aspect room with double-glazed windows to the front and side, a built-in deep cupboard, wardrobe units, and a vertical radiator.

Bedroom Two has double-glazed windows to the rear and a fixed display unit on one wall.

The bathroom is beautifully finished with grey slate-style tiling, a bath with recessed display shelving and shower over, WC, and wash hand basin with mixer tap.

Outside, the property boasts an attractive decking area with external lighting, power, and a timber shed – perfect for entertaining. A gate provides access to the front of the property and to the communal play area and parking.

#### LOCATION

The property is situated in the highly sought-after Culverden area of Tunbridge Wells, approximately 1.5 miles from the town centre offering a comprehensive range of supermarkets, boutiques,

department stores with many major national stores in Royal Victoria Place. It is also ideally situated for access to number of schools in the area including Rose Hill Preparatory School as well as the numerous primary and secondary schools in the vicinity, including Bishops Down Primary, Skinners, Tunbridge Wells Girls Grammar and the Grammar School for Boys.

Tunbridge Wells Station - 1.5 miles. (London Bridge from 42 minutes). Tonbridge Station - 4.3 miles. M25 (J5) - 14 miles.

#### AGENTS NOTE

Maintenance Charge applies

Local Authority Kent

Council Tax Band:D

Annual Price: £2,347

Conservation Area No

Flood Risk Very low

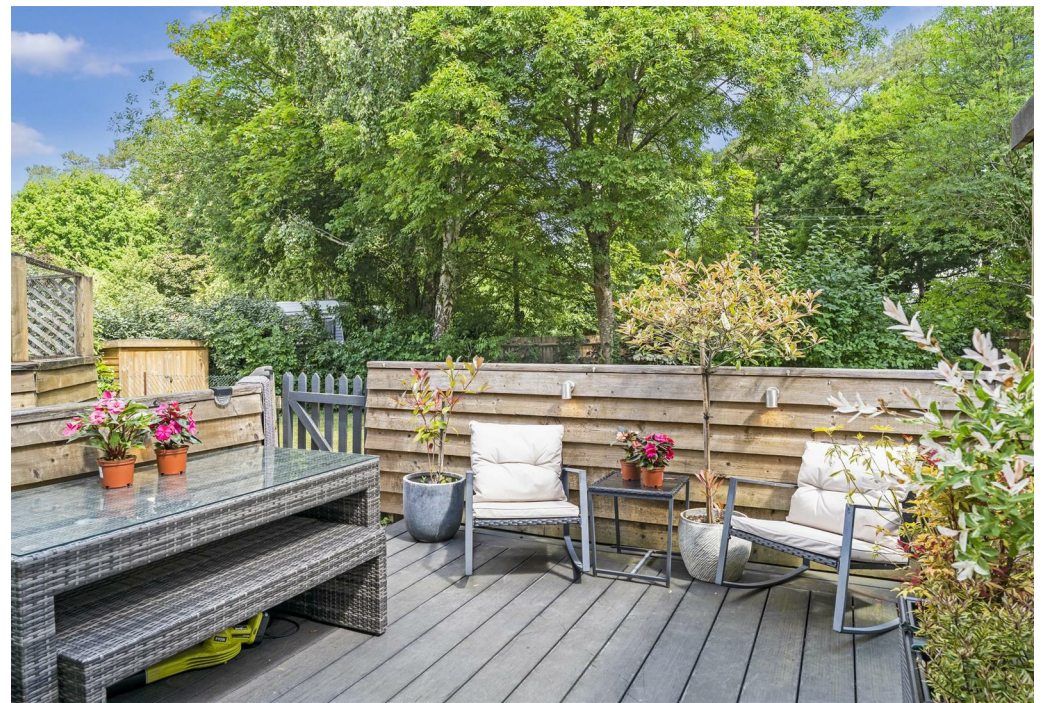
Mobile coverage

EE Vodafone Three O2

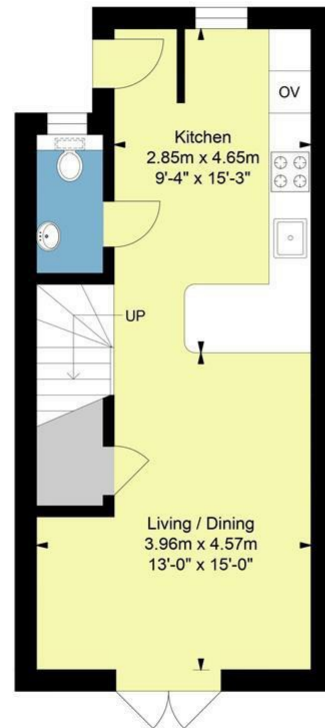
Broadband Basic 16 Mbps Superfast 44 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability BT Sky Virgin

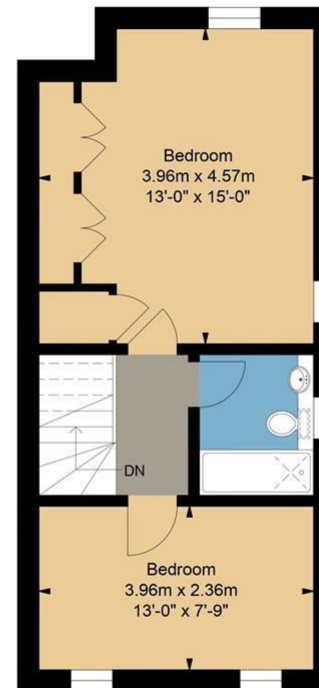




Gross Internal Area : 70.72 sq.m ( 761.17 sq.ft)



Ground Floor



First Floor

For Identification Purposes Only

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