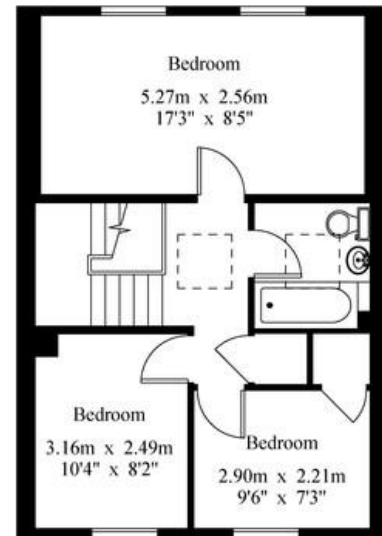
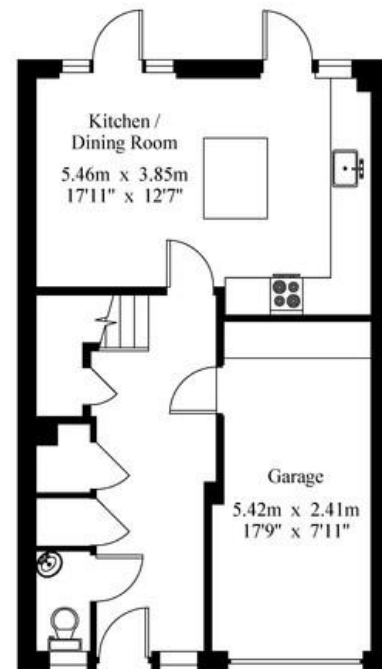


9 Trinity Close

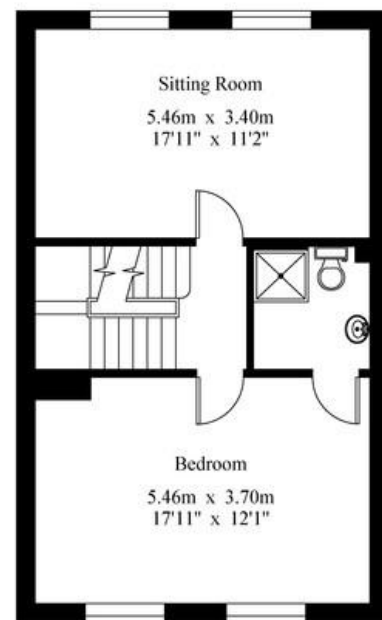
Gross Internal Area : 148.1 sq.m (1594 sq.ft.)
(Including Garage)



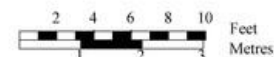
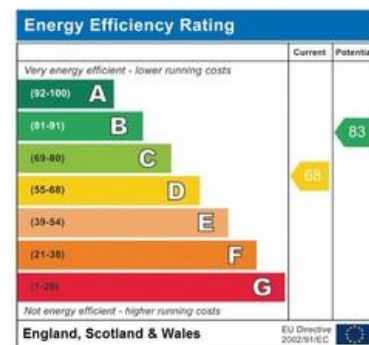
Second Floor



Ground Floor



First Floor



For Identification Purposes Only.

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9 Trinity Close

Tunbridge Wells, TN2 3QP

SUMNER PRIDHAM

A well-presented and significantly improved town house with spacious and versatile accommodation over 3 floors. Superb location backing onto park like grounds with far reaching views over Dunorlan.

Hall, Cloakroom, Sitting Room, Kitchen/Dining Room, Principal Bedroom with En-suite Shower Room, 3 Further Bedrooms, Family Bathroom, Gas Fired Central Heating, Double Glazed Throughout, All Main Services, Integral Garage, Parking, Secure Rear Garden and Communal Grounds

Guide £750,000 Freehold





Property Description

- ◆ An extremely well presented family town house. The owners have made important improvements including new sealed double glazed windows and doors throughout and a quality fitted kitchen.
- ◆ Hall with parquet floor, cloakroom, cloaks storage cupboard and a separate cupboard housing the gas fired boiler.
- ◆ Kitchen/dining room with tiled floor and floor to ceiling windows and pair of doors leading out to an attractive terrace and garden beyond.
- ◆ Fitted kitchen with painted wood units, breakfast bar/ island unit, wooden work surfaces, butler sink, extensive shelving, dishwasher, space for a cooker and Hotpoint extractor hood.
- ◆ The sitting room is on the first floor with superb views from the sash windows.
- ◆ The principal bedroom has two sash windows to the front with ample space for free standing wardrobes.
- ◆ En-suite shower room comprising shower, pedestal basin, low-level WC, heated towel rail, tiled walls, and floor.
- ◆ On the top floor there are three bedrooms and a family bathroom comprising panelled bath with Triton power shower and screen, pedestal basin, low-level WC, heated towel rail, tiled walls, and floor.



- ◆ The integral garage has an up-and-over door and a utility area with plumbing for a washing machine and space for a tumble dryer with work surface above.

Outside

- ◆ There is parking in front of the house and other parking available in the grounds.
- ◆ The private rear garden has recently been landscaped and now benefits from a full width porcelain terrace with access from 2 sets of doors in the kitchen/dining room.
- ◆ The remainder of the garden is laid to lawn with an access gate out to the beautiful grounds and far reaching views.
- ◆ The grounds are maintained for the benefit of the owners in the development and there is an annual charge of £560.
- ◆ There are shrubs and specimen trees in the communal grounds and views over Dunorlan Park to woodland beyond.

Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band F.
- ◆ Gas fired central heating to radiators.
- ◆ All main services connected.

Situation

- ◆ The property is located in an excellent residential area off the Pembury Road in a quiet cul-de-sac.
- ◆ The mainline station is 1 mile, providing a fast commuter service to London Charing Cross and Cannon Street in under an hour.
- ◆ There are excellent private and state schools within easy reach.

Directions

- ◆ From our offices, proceed to the mini roundabout by the station, go up Grove Hill Road and follow this round into Prospect Road.
- ◆ At the traffic lights continue onto the A264 Pembury Road and Trinity Close is the second turning on the right.

Viewing

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

