



6 Havering Close

House - Gross Internal Area : 174.8 sq.m (1881 sq.ft.)
Garages - Gross Internal Area : 29.5 sq.m (317 sq.ft.)



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6 Havering Close

Tunbridge Wells, TN2 4XW

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Elegant and spacious three bedroom property, potential for four of bespoke design, including generous conservatory, high ceilings and excellent storage. Mature private south facing wraparound garden, located in a prime residential cul-de-sac in Sandown Park.

Reception Hall with Cloaks Cupboard, cloakroom, sitting room, conservatory, Kitchen/dining Room, Utility Room, 2 ground floor Bedrooms, one with Ensuite Bath/shower Room, first floor Principal Bedroom with Ensuite Bath/Shower Room and Dressing Area, Gas Fired Central Heating, Double Glazed Windows, Security system. 2 Garages, Multiple Off-road Parking, Wraparound Garden.

Offers in excess of £800,000 Freehold No Forward Chain



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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.



Property Description

- ◆ A quietly located detached property benefitting from large well-proportioned rooms and high ceilings and attractive outlooks from all rooms.
- ◆ Well maintained property constructed in 1991 by Millwood Homes to an individual design.
- ◆ The property was designed to create a sense of space throughout enhanced by its high ceilings and with the benefit of the wraparound garden there are attractive views from most rooms.
- ◆ Wide illuminated canopy porch leads to the front door.
- ◆ The central hall gives access to all principal rooms including the staircase to the first floor.
- ◆ Well-proportioned sitting room features floor to ceiling window with door out to the garden, attractive fireplace, and door to a conservatory.
- ◆ The triple aspect conservatory includes French doors out to the garden and is fitted with blinds and ceiling fan/light.
- ◆ Generous kitchen/dining room which includes an excellent range of fitted cupboards and matching wall mounted cabinets and is fully integrated with Bosch microwave, Neff double oven with grill, Zanussi induction hob, Miele dishwasher, Whirlpool Fridge/Freezer.
- ◆ Adjacent utility room gives access to the garden and to the integral garage fitted with Bosch extra-large drum



washing machine, Hotpoint tumble dryer, water softener and a gas fired Glow-worm boiler, providing central heating and domestic hot water, annually serviced.

- ◆ Generous sized hall includes a deep cloaks cupboard and adjacent cloakroom with low Level WC and washbasin.
- ◆ To the front of the property there is a bedroom/study and features a square bay to the front and deep storage cupboard.
- ◆ Spacious guest bedroom with an excellent range of wardrobes and a large ensuite bath/shower room with separate shower cubicle, panelled bath, low level WC, washbasin, and window.
- ◆ Easy rise staircase leads to the first floor landing, dressing area with skylight, wardrobe cupboard and access to a useful eaves storage cupboard.
- ◆ Principal bedroom is a generous size and has a wall to wall range of wardrobe cupboards, and bay window.
- ◆ The ensuite bathroom is also of good size with panelled bath, separate shower cubicle, washbasin, low level WC and bidet.

Outside

- ◆ 6 Havering Close enjoys a quiet tucked away position within the cul-de-sac and benefits from a wraparound garden enjoying a southerly aspect and affords a high degree of privacy.
- ◆ The gardens are well established with many mature flowering shrubs and roses, magnolia and landscaped to provide privacy with ease of maintenance.
- ◆ To the front there is multiple off road parking and an integral garage with roll up door plus personal door to the utility room, there is also a detached single garage with up and over door and personal door out into the rear garden.
- ◆ There are 2 side access gates to the garden.

Location

- ◆ The property is quietly located in an exclusive residential cul-de-sac in an attractive leafy residential area of the town providing easy access out to the A21 and approximately 1.7 miles to the mainline station, High Street, and historic Pantiles.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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