

3 Lambourn Way

Tunbridge Wells, TN2 5HJ



A spacious and versatile detached split level house, located on a popular residential development of the south side of town within walking distance of the recently relocated St Peters Primary School and just over a mile from the mainline station.

Covered Porch, Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, 3/4 Double Bedrooms, Study, Gas Fired Central Heating, Double Glazed Windows, Integral Garage, Front Garden with Drive, side access to Rear Garden.

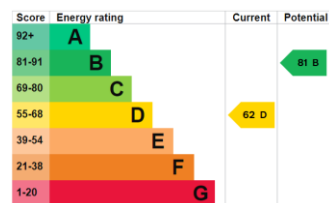
Guide price £625,000 Freehold *No Forward Chain*

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House - Gross Internal Area : 120.9 sq.m (1,301 sq.ft.)
Garage - Gross Internal Area : 15.0 sq.m (161 sq.ft.)



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Property Description

- ◆ A well maintained split level detached house providing versatile accommodation being sold with the benefit of no forward chain.
- ◆ Good sized rooms which include a dual aspect sitting room and vaulted ceilinged hall.
- ◆ Excellent opportunity to enlarge the property similar to neighbouring houses subject to consent.
- ◆ Ideal location for recently relocated St Peters Primary School access to town and countryside.
- ◆ Covered porch with double glazed front door leading in to a 'L' shaped hall, part vaulted with skylight, providing excellent natural light.
- ◆ Dual aspect sitting room includes a floor to ceiling window and French door out to the garden.
- ◆ Chimney breast fitted with inset coal effect fire and granite hearth.
- ◆ Well-proportioned dining room featuring original wood block parquet flooring, decorated with a dado rail, wide double glazed window to the front
- ◆ Kitchen/breakfast room fitted with a good range of worksurfaces to 4 walls, incorporating stainless steel sink and drainer, ceramic hob with extractor above, plumbing for dishwasher, eyelevel Hotpoint double oven, space and



- ◆ plumbing for washing machine and tumble dryer, comprehensive range of cupboards and drawers, matching wall mounted cabinets, wide double glazed windows overlooking the rear garden, door to outside, and tiled floor.
- ◆ Lower hall has a storage cupboard housing circuit breaker and electric meter.
- ◆ Cloakroom with low level WC, washbasin with cupboard beneath, mirror and light shaver point.
- ◆ Dual aspect bedroom 1 with a floor to ceiling double glazed picture window to the front and window to side, range of fitted wardrobe cupboards.
- ◆ Double bedroom 2 includes a shower cubicle large double glazed window overlooking the rear garden, airing cupboard housing insulated hot water tank and slatted shelves.
- ◆ Bathroom comprising panelled bath, pedestal washbasin, low level WC, half tiled walls, fitted mirror with light/shaving point.
- ◆ Bedroom 3 has double glazed window overlooking the rear garden.
- ◆ Study/bedroom 4 with a dual aspect double glazed window to the front.
- ◆ Integral garage with door from the hall, up and over door to the front, with power and light connected, window to the side, housing the gas meter.

Outside

- ◆ The property is set back from Lambourn Way with drive providing parking and lawned garden plus feature mature Magnolia tree.
- ◆ Side gate gives access to a good sized rear garden arranged with 2 paved patios leading out to the lawn, fenced boundaries and garden shed.

Location

- ◆ Situated near to the top of Lambourn Way a popular residential area on the south side of town within walking distance of St. Peters Primary School and 1.4 miles from mainline station, lower high street with its popular cafes and restaurants and historic Pantiles.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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