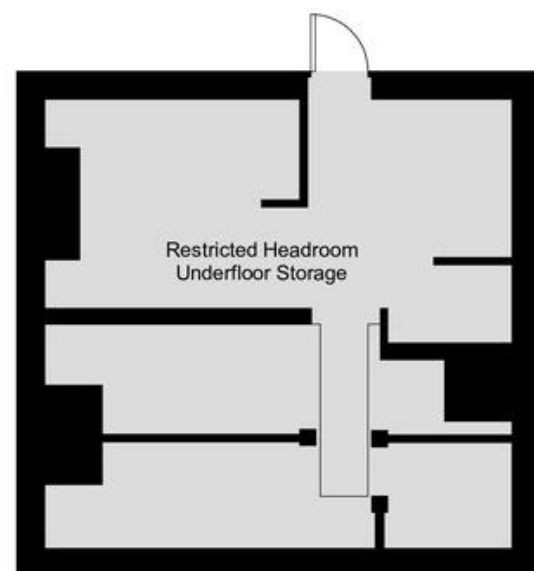


First Floor



Basement Stores



Ground Floor

## 47 Hopwood Gardens

House - Gross Internal Area : 139.9 sq.m (1505 sq.ft.)  
Underfloor Storage - Gross Internal Area : 43.3 sq.m (466 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.



## 47 Hopwood Gardens

Tunbridge Wells, TN4 9PT

SUMNER PRIDHAM

A spacious and beautifully presented 4/5 bedroom semi-detached character house in a sought after location close to primary and secondary schools (including the Grammars), excellent features include a large open plan kitchen dining room with doors out to the garden, a separate utility room, plus 2 reception rooms. The house stands elevated over its own large and private garden.

Hall, Cloakroom, Sitting Room, Snug/Bedroom 5, Kitchen, Dining Room, Utility Room, 4 Bedrooms, Ensuite Shower Room, Family Bathroom, Gas Fired Central Heating, Double Glazed Windows, Cavity Wall Insulation, Solar Panels, boarded Loft Space useful Basement Storage, Garden.

Guide price £795,000 Freehold







## Property Description

- ◆ A well-presented substantial character house offering spacious family accommodation arranged over 2 floors with solar panels to assist energy performance.
- ◆ Highly regarded Primary and Secondary schools all within walking distance.
- ◆ Open plan kitchen dining room connected sitting room and with French doors out to the garden.
- ◆ A light and spacious hall featuring floor to ceiling windows either side of the front door leads down to the large kitchen dining room.
- ◆ This spacious room includes solid wooden worksurfaces incorporating a peninsula breakfast bar and ceramic sink and drainer, NEFF 5-ring gas hob unit, comprehensive range of cupboards, including saucepan drawers.
- ◆ Polished wooden floorboards continue into the dining area, attractive and elevated views from both the window and French doors.
- ◆ Steps lead up to the sitting room, a light room with a pair of double glazed windows to the front fitted with shutters and a wood burning stove.
- ◆ The property also benefits from a good sized utility room with a porcelain tiled floor, granite worksurfaces, plumbing for washing machine and dishwasher and space for a further appliance.
- ◆ Also, space for a fridge/freezer with fitted cupboards either side.



- ◆ Rear lobby with door to outside, cloakroom, low level WC, washbasin and window.
- ◆ Snug/bedroom 5 with a pair of tall windows to the front.
- ◆ Staircase leads to the first floor landing with access to boarded loft space with light and power point.
- ◆ Bedroom 1 has large picture window with superb views to the rear, polished floorboards and airing cupboard housing hot water tank with slated shelves.
- ◆ Ensuite shower room with Aqualisa unit, low level WC, washbasin with cupboards beneath, chrome towel rail, air extractor and window to the rear.
- ◆ Double bedroom 2 with 2 windows to the front and fitted with deep wardrobe cupboards.
- ◆ Modern bathroom fitted with a shower end bath with separate shower above, with tiled walls, low level WC, pedestal washbasin, chrome towel rail and a pair of windows.
- ◆ Double bedroom 3 also has a pair of windows to the front.
- ◆ Bedroom 4 has a fitted wardrobe cupboard and polished floorboards.

## Outside

- ◆ One of the features of this property is its good sized garden which has been recently landscaped to create 3 main areas.
- ◆ Access from the dining room leads out to a large and substantial deck, steps from here lead down to a large, paved patio with flower borders a children's den has been created from a space under the deck with porthole windows, and arch door.
- ◆ The gardens continue down to another terrace and beyond to a woodland area which has been recently cleared.
- ◆ Basement storage is another useful feature to the property, accessed from a lockable door from the paved patio here there is compartmentalised dry storage with power and light connected.
- ◆ Adjacent is an integral log store.
- ◆ Outside tap, side access and small area of front garden.

## Practicalities

- ◆ The property is presented in excellent order throughout, the external decorations have been held back due to the time of year decorators have quoted and this could made available on request.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

