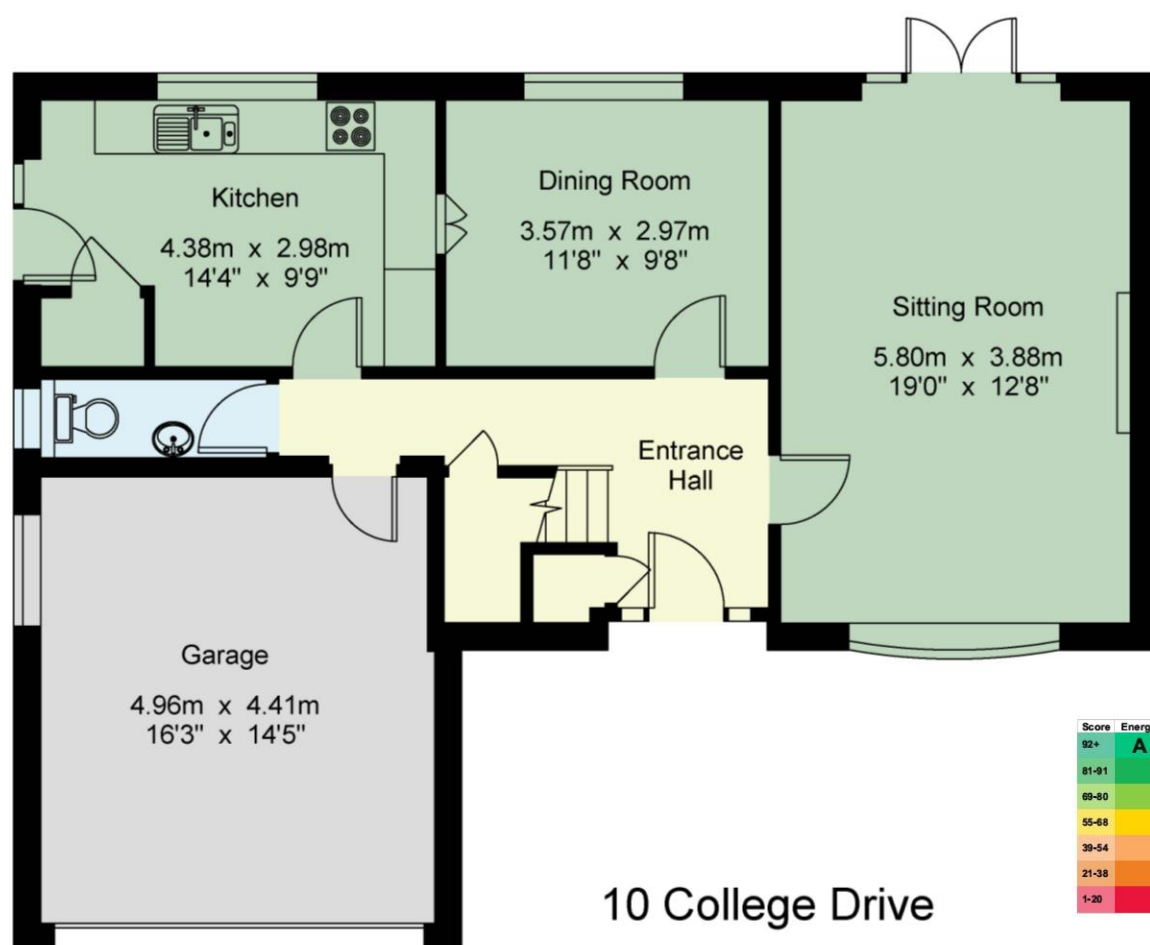
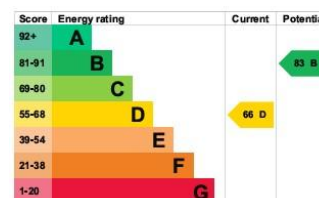


First Floor



Ground Floor



10 College Drive

House - Gross Internal Area : 138.6 sq.m (1491 sq.ft.)
Garage - Gross Internal Area : 21.6 sq.m (232 sq.ft.)



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10 College Drive

Tunbridge Wells, TN2 3PN

SUMNER PRIDHAM

A handsome detached family home in an exclusive cul-de-sac within walking distance of St. James Primary School and the town centre. The well maintained property now requires some updating and is being sold with the benefit of No Forward Chain, ideal family home with 4 double bedrooms and set in a good sized plot.

Covered Porch, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Cloakroom, 4 Double Bedrooms, Ensuite Shower Room, Family Bathroom, Gas Fired Central Heating, Double Glazed Windows, Integral Garage, Front and Rear Gardens with side access, Driveway to front.

Guide price £900,000 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 handsome detached family home in a small exclusive cul-de-sac.
- ◆ The light and spacious accommodation benefits from good size rooms.
- ◆ The well-established and large garden provides potential for extension if required (subject to the usual consents).
- ◆ We have not carried out a survey, but the property appears to be well maintained, however, updating will be required to include central heating system, kitchen and general decoration.
- ◆ Spacious hall has a galleried landing and a pair of windows to the front throwing in natural light.
- ◆ The main reception rooms and hall have the benefit of wood block parquet flooring.
- ◆ The hallway gives access to all rooms and includes two large storage cupboards.
- ◆ Dual aspect sitting room benefits from French doors leading out to the garden and an attractive bay window to the front.
- ◆ Detailed fireplace surround with fitted gas fire(not tested).
- ◆ Dining room with low silled double glazed window overlooking the rear garden and a serving hatch through to the kitchen/breakfast room.
- ◆ Dual aspect kitchen with views over the rear garden and door out to side patio and garden, worksurfaces on 2 walls with



cupboards and drawers beneath, double stainless steel sink and drainer sits beneath the window, space for cooker, fridge and plumbing for washing machine.

- ◆ Door to boiler cupboard housing wall mounted Potterton boiler (not tested).
- ◆ Cloakroom off the hall with low level WC, washbasin and window.
- ◆ Feature staircase leading to a good sized galleried landing with 2 windows to the front and access to the roof space, airing cupboard housing insulated hot water tank and slatted shelves.
- ◆ Principal bedroom enjoys a dual aspect to the side and rear garden and a deep built-in wardrobe cupboard.
- ◆ Ensuite shower room with shower cubicle, wash basin with cupboards beneath low level WC and window to the front.
- ◆ Double bedroom 2 and 3 with built-in wardrobe cupboards and double glazed windows overlooking the rear garden.
- ◆ Double Bedroom 4 has double glazed window to the front and built in wardrobe cupboards.
- ◆ Family bath room comprising panelled bath with separate shower above, low level WC, pedestal washbasin and window to front.

Outside

- ◆ One of the features of this property is its quiet cul-de-sac location set back from the front with a driveway and lawn to side.
- ◆ A wide brick paved path with wrought iron gate gives access to the rear garden where there is a brick paved patio on the southwest elevation and from here the path leads to a shed at the far end of the garden.
- ◆ The remainder of the garden is laid to lawn with mature evergreen hedging and specimen trees.
- ◆ Part integral GARAGE with remote up and over door power and light connected also housing circuit breaker and gas meter.

Location

- ◆ Quietly located in a small cul-de-sac within walking distance to Dunorlan Park 0.2 miles, St James Primary School, 0.9 miles Victoria Shopping Centre 0.9 miles and mainline station 1.1 miles.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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