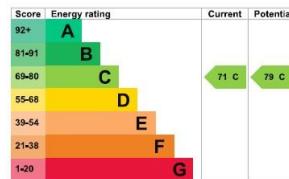


Ground Floor

22 Chester Avenue

House - Gross Internal Area : 70.8 sq.m (762 sq.ft.)
Garage - Gross Internal Area : 26.9 sq.m (289 sq.ft.)



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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.



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22 Chester Avenue

Tunbridge Wells, TN2 4TZ

► SUMNER PRIDHAM ◀

A quietly located and beautifully presented semi-detached bungalow benefitting from a corner plot garden with a south and west facing aspect. The internal accommodation has been remodelled to provide a spacious hall with large storage cupboard, principal bedroom with an ensuite shower room. Further benefits include a double in length garage all conveniently located within walking distance to Dunorlan Park, Marks and Spencer is 0.9 miles distant and the mainline station is 1.2 miles away.

Hall, Cloak/Shower Room, Sitting/Dining room, Kitchen, Rear Lobby, 2 Double Bedrooms, Ensuite Shower Room, Gas Fired Central Heating, Double Glazed Windows, multiple Off-Road Parking, double length Garage, attractive mature Garden.

Guide price £475,000 - £500,000 Freehold *No Forward Chain*





Property Description

- ◆ A well-presented bungalow benefitting from good sized rooms.
- ◆ Quiet end of cul-de-sac location, set in established garden with south and west facing aspects.
- ◆ Remodelled accommodation includes upgraded modern shower rooms.
- ◆ Substantial Oak front door leads into a spacious hall with walk in store cupboard and access to loft.
- ◆ Coved ceiling and recess lights.
- ◆ Modern cloak/shower room with tiled floor, good sized shower cubicle with Aqualisa unit, wash basin with vanity cupboard beneath, low level WC with concealed cistern, window with fitted shutter.
- ◆ Sitting/Dining Room, with feature fireplace housing wood burning stove, coved ceiling recessed lighting and french doors lead out to a southerly facing patio and garden.
- ◆ Arch from sitting/dining room to the kitchen with worksurfaces arranged over two walls



incorporating ceramic hob with extractor above, electric oven plus microwave, Bosch washing machine, integrated tumble dryer and dishwasher, ceramic sink beneath large window, and integrated fridge/freezer.

- ◆ Comprehensive range of cupboards and drawers, half glazed door to a rear lobby with matching door giving views up the main area of garden.
- ◆ Double bedroom 1 with an excellent range of fitted cupboards providing generous hanging space and shelving, window to front with shutters.
- ◆ Ensuite shower room upgraded modern walk in shower with glass screen, low level WC with concealed cistern, washbasin with vanity cupboard beneath, window, tiled floor, and recessed lighting.
- ◆ Double bedroom 2 with fitted wardrobe cupboard, window to front with fitted shutters.

Outside

- ◆ **Front:** small area of garden and excellent multiple off-road parking.
- ◆ **Garage:** Double in length with timber door, power connected fitted workbench and side door to the rear garden.
- ◆ **Rear:** A delightful well established garden from the French doors in the sitting/dining room out to a large patio area with feature centre ornamental tree and enjoying a southerly aspect.
- ◆ The main area of the garden with a westerly aspect also has a variety of well-established flowering shrubs including a magnolia.
- ◆ Trellis with mature climber leads through to the far end of the garden with green house.

Viewing

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

