



Ibbett Mosely

10 Beech Close, Tunbridge Wells, TN2 5GB



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A DETACHED MODERN HOUSE IN A SMALL DEVELOPMENT ON THE OUTSKIRTS OF TUNBRIDGE WELLS TOWN CENTRE, LESS THAN A MILE FROM THE MAINLINE STATION. PLENTY OF ROOM TO EXTEND (STP).

PRICE: OFFERS OVER £570,000 FREEHOLD

- 2 Bedrooms
- Well-Fitted Kitchen Area
- Pleasant Landscaped Gardens
- Council Tax Band E
- Modern Bathroom with shower
- Downstairs WC
- Elevated Spot with Distant Views
- Open-Plan Living Space
- Driveway Parking For 2 Cars
- Superbly Presented

A REAL HIDDEN GEM. A rare find: this 2 bedroom DETACHED HOUSE offers stylish modern living in a small, select development in a popular residential area of Tunbridge Wells. A great FIRST PURCHASE or for those looking to DOWNSIZE but don't want to compromise on being detached. Includes a DRIVEWAY FOR PARKING and a lovely GARDEN with a good level of PRIVACY and VIEWS.

Description

The property sits in an elevated position being the first house on the left as you enter the cul-de-sac. It has a driveway to the side for parking and providing side access to the garden which is a lovely feature having been landscaped to provide two levels of seating areas. The garden offers a good level of privacy with far reaching views from the upper terrace which provides a lovely spot for alfresco dining as you watch the sun set in the west. The property was built in 2006 and still feels very contemporary and stylish. It has gas central heating and is double glazed.

The accommodation is arranged over two floors. The ground floor has been kept open-plan to enhance the feeling of space and light. The entrance door leads to a hallway with a downstairs cloakroom/WC. The hall opens into the kitchen area which overlooks the front and has a range of units with appliances including: oven; hob; fridge/freezer and dishwasher. There is also a utility cupboard housing the boiler and plumbing for washing machine. You then continue through to the main living space with windows to side and rear and a glazed door to the rear terrace and garden. This is a lovely light and airy space with space for sitting and dining areas.

The first floor is reached via stairs from the living area. The landing has an airing cupboard and a hatch to the loft space. The main bedroom has a window to the front and built-in wardrobes. The second bedroom has windows to the side and to the rear and again has a built-in wardrobe. The bathroom has a modern white suite with a shower over the bath and a screen.

Location

Beech Close is located off Forest Road in Tunbridge Wells, just under a mile from the station and convenient for the High Street, town centre and The Pantiles. It offers good pedestrian access to town either through Camden Park or along Farmcombe Road, but equally excellent access to open areas of Wealden countryside. It is in a cul de sac location immediately adjacent to an area of private woodland owned by The Shaw.

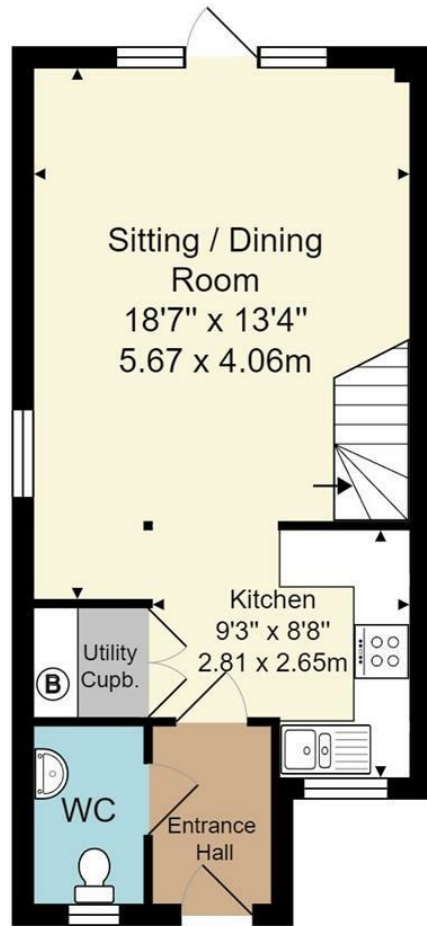
Tunbridge Wells itself has a wide range of social, retail and educational facilities including a number of sports and social clubs, two theatres, and a good range of independent retailers and restaurants located principally between the Pantiles and Mount Pleasant, with a wider range of multiple retailers principally located at the Royal Victoria Place and associated Calverley Road Precinct and North Farm Retail Park a little out of town.

The town has a good number of highly regarded schools at all levels as well as two main line railway stations offering fast and frequent services to London termini.

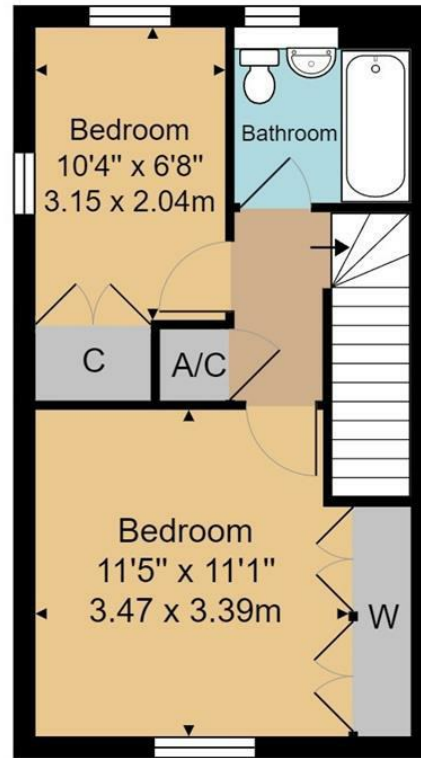
Other Charges

In addition to council tax, the property is subject to an annual charge levied by Beech Close Residents Association for up keep of communal areas. The current year charge is £225.00





Ground Floor



First Floor

Approx. Gross Internal Area
700 ft² ... 65.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating- C

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