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**KMJProperty**
Your local independent Estate Agent

Theodore Close, Tunbridge Wells TN2 3HT

£440,000

3 1 2



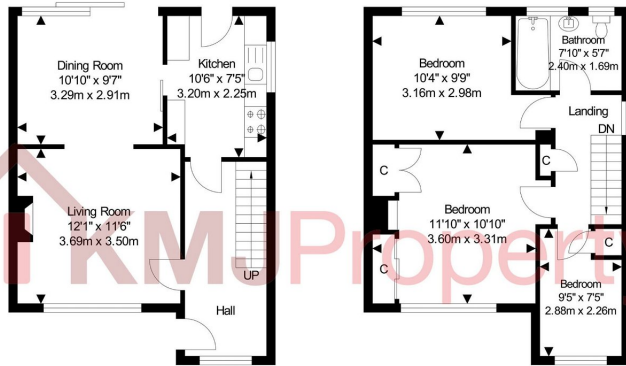
Approaching the property you are greeted with a good size, block paved driveway to the front, paired with a grassed area and side gate giving access to the rear garden. Upon entering you are welcomed into the entrance hall leading you directly into the lounge on your left or kitchen straight ahead. The living room stands to your left providing a bright, airy and spacious environment including a featured fireplace creating the perfect ambiance for those cold evenings. The lounge opens up and connects directly to the dining room displaying a sense of open plan living and allowing you to enjoy company from every aspect. The dining room offers the perfect space to enjoy family meals or host dinner parties with guests. Double glazed patio doors conveniently lead you into the rear garden in addition to providing plenty of natural light throughout the lounge and dining room. Through the sliding door you are welcomed into the kitchen. This space provides a double glazed back door leading into the rear garden, a range of oak wall and base units, and plenty of space for your kitchen appliances. The well proportioned rear garden shows off a decked seating area, lawn area, further hard-standing area off to the side, a greenhouse as well as a small vegetable patch with a path leading to the versatile workshop with power and light.

Moving to the first floor, the landing has two built in storage cupboards and provides access to all bedrooms and the bathroom. Ahead is the family bathroom with a white suite comprising; bath with an electric overhead shower, wash basin set into a vanity unit with plenty of under sink storage and the W.C. There are 3 bedrooms, 2 of which have built in storage.

Just less than 1 mile away from the mainline station, this property is ideally located for transport links. With the Royal Victoria Place shopping centre just 2.1 miles away, offering a vast array of restaurants, bars, pubs and shops, this property is in a great location. Tunbridge Wells is renowned for its reputable schools, making it a fantastic town to raise a family.

The property has planning permission for to extend and details of this can be found on the Tunbridge Wells Borough Council's planning site using reference: 23/01677/FULL





Ground Floor
Approximate Floor Area
418.93 SQ.FT.
(38.92 SQ.M.)

First Floor
Approximate Floor Area
418.93 SQ.FT.
(38.92 SQ.M.)

TOTAL APPROX FLOOR AREA 855.30 SQ. FT / 79.46 SQ. M
For Identification Purposes Only.



- Large Rear Garden
- Less than 1 mile from MLS
- Semi Detached
- Planning Permission to Extend
- EPC D
- Double Glazing Throughout
- Driveway
- Workshop
- Council Tax D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Offices in Tunbridge Wells & Crowborough

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