

4 Hedgerow Lane, Tunbridge Wells





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Stylish contemporary 2-bedroom house in sought after development

Accommodation Summary

- Semi-detached house
 - 2 double bedrooms
 - Kitchen/dining room
 - Living room
- Bathroom and ground floor cloakroom
 - South facing garden
 - Allocated parking space
- Popular Knights Wood development
- Close to the A21 with easy access to the M25
 - Chain free



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This fantastic home is set on the popular Knights Wood development with shopping facilities, a health club and cinema nearby, its own Primary School and a backdrop of protected woodland.

Spacious, bright and decorated in calming neutral tones, a smart exterior of red brick with a canopied entrance welcomes you in.

The entrance hallway, with warm wooden effect flooring, has a useful guest cloakroom.

On the right is the stylish kitchen/dining room. The streamlined kitchen forms an open U space at the rear enabling you to chat to friends and family as you prepare dinner. Glossy cream units topped with wooden effect counter tops separate the integrated appliances such as the Neff oven, dishwasher, and fridge/freezer. There is also an integrated washer dryer. There is space beside the window to the front for a table and chairs.

Along the hallway to the rear sun streams into the spacious living room through its French doors, which can lie open extending the living space into the garden in the warmer months. There is plenty of room for furniture and it is the perfect space for relaxing and entertaining.

Climbing the stairs to the first floor, there are two double bedrooms, both brightened by large windows. The principal bedroom benefits from a wall width of mirrored wardrobes and the second bedroom has an over stair storage cupboard.

A modern bathroom with shower over the bath completes the floor.

Outside to the rear, a sunny south facing garden is wonderfully low maintenance with an area of lawn and a paved terrace, perfect for summer dining. It is fully enclosed, making it a safe sanctuary for pets and children, with a gate at the rear giving access to the home's allocated parking space.

This fantastic home offers a luxury lifestyle that you could move straight in and enjoy. A must see!



Covered part opaque entrance door, which opens into:

Entrance Hall: wooden effect flooring, fitted cupboard housing the fuse box with hanging space for coats and storage space, radiator and doors opening into:

Cloakroom: low level WC, wall hung wash hand basin with mixer tap, wooden effect flooring and radiator.

Kitchen/Dining Room: 15`8 x 7`9 front aspect double glazed window, 1 ½ stainless steel sink with mixer tap over and drainer, integrated Neff dishwasher, integrated Neff fridge/freezer, integrated Beko washer/dryer, integrated Neff oven, integrated Neff 4 ring gas hob with stainless steel splashback and extractor hood above, cream eye and base units with wooden effect work top space, wooden effect flooring, radiator and space for a table and chairs.

Living Room: 15`2 x 10 rear aspect double glazed window, rear aspect French doors opening into the garden, wooden effect flooring, and radiator.

Stairs up to first floor landing with side aspect double glazed window, airing cupboard housing the Vaillant boiler, ceiling loft access hatch and doors opening into:

Bedroom 1: 15`2 x 9`4 rear aspect double glazed windows, wall of fitted mirrored sliding door wardrobes with internal hanging rails and shelving, and radiator.

Bedroom 2: 15`2 x 9`8 front aspect double glazed windows, over stair storage cupboard with shelf and radiator.

Bathroom: tile panel enclosed bath with mixer tap, wall mounted shower attachment and folding glass shower screen, wall hung wash hand basin with mixer tap, vanity shelf, wall mirror, mirrored wall cabinet with shelving, concealed cistern WC, part tiled walls, wooden effect flooring and heated towel rail.

Outside: To the front of the property is a block brick paved pathway, with a covered entrance area. To the rear, the south facing garden is fully enclosed by a mix of brick wall and wooden fencing, with a gate giving access to the allocated parking space at the rear. It has a paved terrace and an area of lawn.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Estate Service Charge: £472.00 P/A

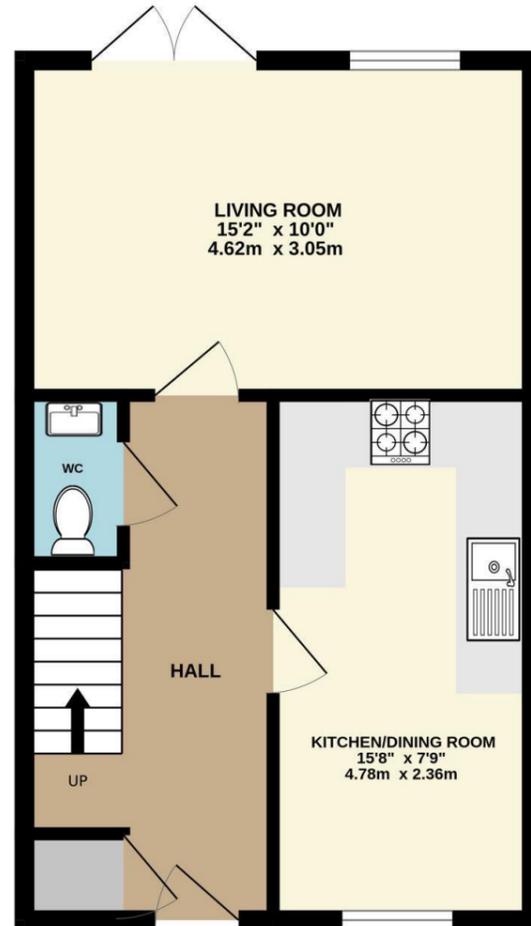
Council tax: Band D (£2133.59)

EPC: B (84)

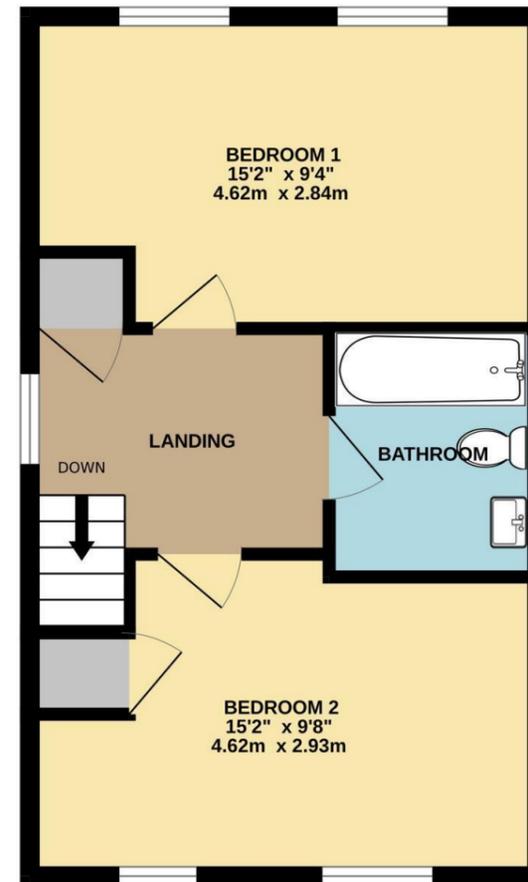
Managing Agent: First Port Property Management



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Area Information: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. There is also a convenience store on the development and a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M&S Home.

Excellent local primary schools such as Skinners Kent Primary, St Matthew`s and St John`s Primary Schools sit alongside the highly regarded and sought after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoiled for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nuffield Health Club, Odeon Cinema, Hollywood Bowling Alley, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is also the Knights Park Leisure Centre close by with a cinema, gym, and bowling alley in its complex. There is a children`s` playground on the development and private access into the Sherwood woodlands and lake area.

With its two stations, High Brooms which is only 1.3 miles from the house and Tunbridge Wells, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. There is also a luxury coach service (Centaur), that drops and collects a short walk from Golding Road, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.

