



1 Alpha House
Five Oak Green Kent

CHAIN FREE A beautifully presented detached four double bedroom home, with parking for up to four cars, private south facing garden, an impressive EPC rated 'B', and situated in the popular Village of Five Oak Green.



Situation:

The property is situated in a small development in the popular Village of Five Oak Green. The area is well-served by highly regarded local schools and has good transport links with Paddock Wood mainline station being less than 3 miles away providing services to London Charing Cross, London Bridge, and Waterloo East in around 45 minutes, and there is easy access to the A21 which adjoins the M25 orbital motorway. The larger towns of Tunbridge Wells and Tonbridge are also a short drive away. Paddock Wood offers a wide range of facilities, including a Waitrose supermarket, Health Centre, Library, Dentists, and Putlands Leisure Centre.

Description:

A beautifully presented family home, finished to a noticeably high standard, providing spacious, light, and airy accommodation throughout. The home benefits from a Smart Nest thermostat heating control and NuHeat Renewables underfloor heating spanning the entire ground floor, and also has a Build zone structural warranty with seven years remaining.



The home is arranged over three floors and includes, on the ground floor; an entrance porch; an entrance hall with attractive wood flooring and adjacent understairs storage cupboard; a downstairs w/c with wall tiling; and a spacious dual aspect open plan living room (extending to almost 21ft), attractive wood flooring, and French doors providing access to the garden. The contemporary kitchen is beautifully finished with a wide range of gloss wall and base units, complementary Quartz work surfaces, sink and drainer with mixer tap over, and integrated appliances throughout including an oven, induction hob, stainless steel extractor, full size fridge and freezer, washing machine, and dishwasher.

On the first floor is a good-sized landing, and three double bedrooms, in addition to a family bathroom featuring bath with both Grohe rain and separate shower attachments, sink with mixer tap over and additional storage beneath, low lying w/c, stainless steel heated towel rail and attractive wall and floor tiles.

On the top floor is the spacious principal bedroom and ensuite bathroom with walk in Grohe shower, wash basin with mixer tap over and storage beneath, low lying w/c, and attractive wall and floor tiles.



The property is approached by a stone slab pathway and has parking for up to four cars. To the rear is a good-sized south facing garden which is mainly laid to lawn, and a large patio ideal for outdoor entertaining.

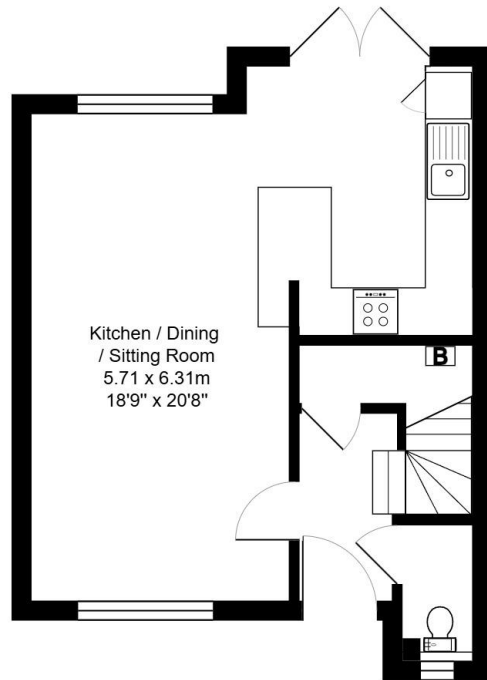
Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

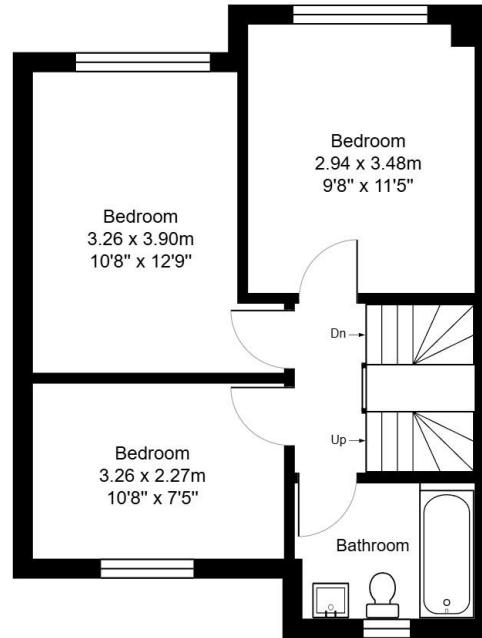
Council tax band: F

Current EPC Rating: B

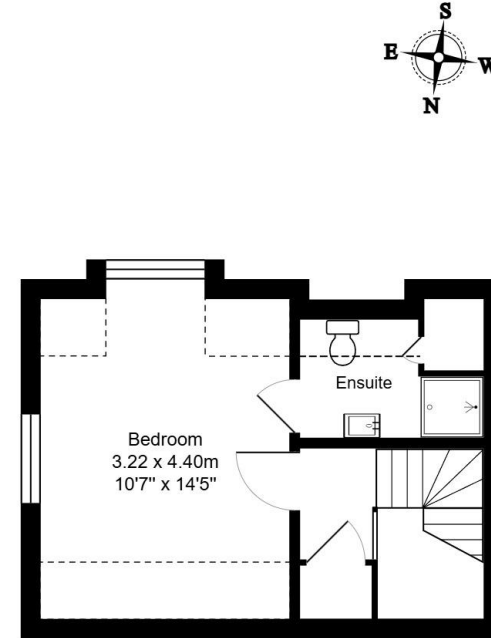
Property address: Postcode TN12 6QU



Ground Floor
Area: 38.6 m² ... 415 ft²



First Floor
Area: 39.7 m² ... 427 ft²



Second Floor
Area: 23.7 m² ... 255 ft²



Total Area: 101.9 m² ... 1097 ft²

All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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