



### **5 Bedroom 3 Bathroom Detached House with Double Garage and Garden**

A substantial detached family home located in a quiet cul-de-sac on the south side of Tunbridge Wells within easy reach of the town centre and The Pantiles. Five bedrooms including master bedroom with en suite and dressing room. Guest bedroom with en-suite shower, three further double bedrooms and a family bathroom. Downstairs there are three reception rooms including dining room, sitting room, and a study/play room. The open plan kitchen-breakfast room is well equipped and there is a separate utility room, and cloakroom WC. Driveway Parking and double garage and enclosed rear garden. Double glazing throughout, gas central heating, EPC band D. Viewing highly recommended.







## ACCOMMODATION

**Kitchen / Breakfast Room** 18' 4" x 12' 2" (5.58m x 3.71m)

Light and airy, well equipped with an extensive range of wall and base units, breakfast bar and space for a dishwasher. Fitted electric oven with separate grill above, electric hob, 1.5 bowl sink with mixer tap over and wood laminate flooring. There is ample room for a table and chairs making this a great family space

**Utility Room** 12' 2" x 6' 6" (3.71m x 1.98m)

Gas boiler, fitted units with a 1.5 bowl sink unit, ample space for washing machine, tumble dryer, freezer and wine rack. Back door to garden

**Sitting Room** 21' 10" x 11' 9" (6.65m x 3.58m)

Spacious and comfortable room with a southerly aspect and a large window overlooking the front of the property. Feature gas fireplace with marble panel and hearth. The room opens onto the dining room through double French doors

**Dining Room** 12' 11" x 11' 9" (3.93m x 3.58m)

Good size with large patio door to the garden making this an ideal house for entertaining

**Study / Play Room** 7' 0" x 11' 6" (2.13m x 3.50m)

Good size with window overlooking the front of the property

**Master Bedroom** 17' 8" x 18' 6" (5.38m x 5.63m)

Large Master Bedroom Suite with plenty of fitted cupboards, a wide window and plenty of space to relax away from the rest of the household. A well fitted en-suite bathroom with walk-in shower, separate corner bath with mixer tap and hand-held shower attachment, pedestal wash basin with mixer tap over, WC and window. The master suite also has a sizable Dressing Room with fitted Hammonds wardrobes and two windows

**Dressing Room** 15' 7" x 7' 8" (4.75m x 2.34m)

Dressing Room with fitted Hammonds wardrobes and two windows

**Guest Suite** 14' 6" x 10' 6" (4.42m x 3.20m)

Guest Suite with en-suite walk-in corner shower, WC and pedestal wash basin with mixer tap over, fitted Hammonds wardrobes and ceiling fan light, and double windows

**Bedroom 3** 11' 1" x 12' 9" (3.38m x 3.88m)

Double Bedroom, fitted Hammonds wardrobes and window

**Bedroom 5** 10' 11" x 8' 3" (3.32m x 2.51m)

Double Bedroom, fitted Hammonds wardrobes and window

**Bedroom 4** 11' 3" x 14' 4" (3.43m x 4.37m)

Double Bedroom, fitted Hammonds wardrobes and window

**Family Bathroom** 6' 11" x 7' 6" (2.11m x 2.28m)

Bath and hand-held shower attachment, pedestal wash basin with mixer tap over and WC

**Double Garage** 18' 0" x 17' 7" (5.48m x 5.36m)

Power and light, twin up and over doors

### Rear Garden

Mainly laid to lawn with some low-maintenance planting. A large patio runs along the back of the property and then sweeps around one side of the lawn making a great area for outside entertaining

### Location

The property is situated in a quiet cul-de-sac on the south side of Tunbridge Wells and is within easy reach of the town centre and mainline railway station 1.2 miles away. In Tunbridge Wells there are excellent shopping facilities, including the famous Pantiles and the Royal Victoria Place shopping centre. There is also a great selection of restaurants and cafes. The area has a wide variety of recreational amenities including Dunorlan Park with its boating lake and Hawkenbury recreational grounds.

### EPC & Council Tax

Energy Performance Certificate band D. Tunbridge Wells Council tax band G, £3555.98 for 2023-24













# FLOOR PLAN



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 118.1 SQ.M.  
 (1272 SQ.FT.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 103.8 SQ.M.  
 (1118 SQ.FT.)

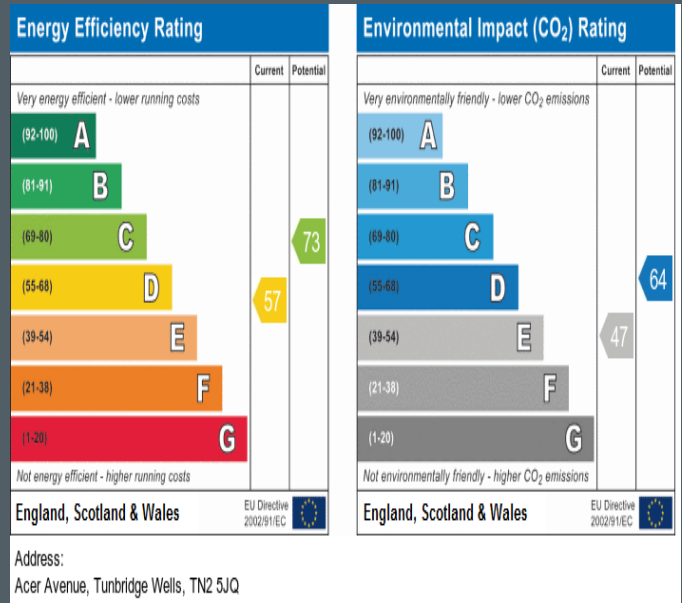
TOTAL APPROX. FLOOR AREA 221.9 SQ.M. (2389 SQ.FT.)

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. 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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# Bardens

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