



### **4 Bedroom Semi-Detached House with Driveway Parking, Garage and Garden**

This four bedroom semi-detached house sits in a quiet road, and is a good size at over 1400 sq ft. There is a sitting room, dining room, downstairs shower room and separate study. The fitted kitchen is well equipped with dishwasher, fridge freezer and breakfast bar. The utility room has a washing machine and separate dryer. Upstairs there are three double bedrooms, a single bedroom, and a family bathroom. The property has driveway parking and a single garage. The enclosed South facing rear garden is mainly laid to lawn, with a patio area and greenhouse. Double glazing throughout, gas central heating, EPC band D. Viewing highly recommended.





## ACCOMMODATION

### **Sitting Rom** 14' 0" x 10' 8" (4.26m x 3.24m)

The sitting room has a feature fireplace and a double glazed window that overlooks the front of the property. The room has a radiator and a TV point, and is open plan to the dining room.

### **Dining Room** 17' 5" x 9' 11" (5.31m x 3.01m)

The dining room has a radiator and a low maintenance laminate floor. The room is open plan to the sitting room. There is a back door that leads to the rear garden.

### **Fitted Kitchen** 14' 8" x 11' 8" (4.46m x 3.56m)

The dual aspect fitted kitchen overlooks the rear patio and garden. There is a breakfast bar, a dishwasher, a fridge freezer and a four ring electric hob with fan oven. A good range of wall and base kitchen cupboards provide plenty of storage.

### **Utility Room**

The utility room has a stainless steel sink with mixer tap, a washing machine and separate dryer.

### **Downstairs Study** 8' 3" x 7' 6" (2.52m x 2.29m)

The downstairs study has a radiator with thermostatic valve, a Velux window and a laminate floor.

### **Downstairs Shower Room**

The downstairs shower room has a corner shower, a WC and a pedestal basin with mixer tap. There is a double glazed window, a mirror and an extractor fan.

### **Master Bedroom** 14' 8" x 11' 8" (4.46m x 3.56m)

The master bedroom has a double glazed window that overlooks the rear garden. There is a radiator and a phone socket.

### **Double Bedroom 2** 14' 0" x 9' 11" (4.26m x 3.01m)

The second double bedroom is a good size and has a double glazed window that overlooks the front of the property. There is a fitted wardrobe and a radiator.

### **Family Bathroom**

The upstairs family bathroom has a full length bath with shower over. There is a WC, a pedestal basin and a double glazed window.

### **Double Bedroom 3** 10' 0" x 10' 0" (3.06m x 3.04m)

The third double bedroom has a double glazed window that overlooks the rear garden. There is a radiator and a fitted wardrobe cupboard.

### **Bedroom 4** 8' 0" x 7' 3" (2.43m x 2.2m)

The fourth bedroom has a double glazed window that overlooks the front of the property and a radiator.

### **Garage & Driveway Parking**

The property has a single garage with light and power. There is driveway parking, and unrestricted street parking on Green Way.

### **Rear Garden**

The enclosed South facing rear garden is mainly laid to lawn. There is a patio area that is ideal for outside entertaining, and a greenhouse.

### **Location**

The house sits in a quiet road close to forest walks and local parks. Skinners Kent Primary School is less than a mile away, with High Brooms mainline station a 15 minute walk away. Asda Tunbridge Wells Superstore is under a 5 minute drive, and the retail park along Longfield Road is also close by. There is easy access to the A21 from the property. Tunbridge Wells Hospital is under 2 miles away.

### **EPC & Council Tax**

Energy Performance Certificate band D. Council tax band E, £2730.36 for 2024-25.





# FLOOR PLAN



**First Floor**



**Ground Floor**

House Approx. Gross Internal Area 1466 sq. ft / 136.2 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1620 sq. ft / 150.5 sq. m

## IMPORTANT NOTICE

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# Bardens

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Bardens Estates Limited  
85 High Street, Tunbridge Wells, Kent, TN1 1XP  
T: 01892 527317 E: [sales@bardensestates.co.uk](mailto:sales@bardensestates.co.uk)  
[www.bardensestates.co.uk](http://www.bardensestates.co.uk)