



Modern 3 Bedroom Semi-Detached House with Garden and Driveway Parking

This modern 3 bedroom semi-detached house sits on a quiet road in the popular Highfields development. There is a modern kitchen with integrated appliances including a fridge freezer, washer dryer and dishwasher. The open plan living-dining room is a good size and has French doors that open onto the garden. There is a master bedroom with en suite shower room, two further bedrooms, family bathroom and downstairs cloakroom WC. Double glazing throughout, gas central heating, EPC band B. Council tax band E. Outside there is an enclosed rear garden with side gate access. Driveway parking and single car barn. Available for long term let. Viewing highly recommended.





ACCOMMODATION

Living-Dining Room 16' 10" x 16' 5" (5.14m x 5m)

The open plan living-dining room has French doors that open onto the garden. There is a storage cupboard, two radiators and a TV point. The room has low maintenance laminate flooring.

Modern Kitchen 13' 1" x 8' 6" (4m x 2.6m)

The modern kitchen has a sink with mixer tap, a four ring induction hob and fan oven. There is an integrated fridge freezer, washer dryer and dishwasher. A double glazed window overlooks the front of the property.

Downstairs Cloakroom WC

The downstairs cloakroom has a WC, a wall mounted basin, a heated towel rail and wall mounted mirror.

Master Bedroom 10' 10" x 9' 10" (3.3m x 3m)

The master bedroom has a double glazed window and a radiator. There is a fitted wardrobe along one wall.

Master Bedroom En Suite Shower Room

The en suite shower room has a walk in double shower, a WC and a wall mounted basin. There is a heated towel rail a double glazed window and a wall mounted storage cabinet with mirror door.

Double Bedroom 2 11' 6" x 8' 2" (3.5m x 2.5m)

The second double bedroom has a double glazed window that overlooks the rear garden. There is a radiator with thermostatic valve and a TV point.

Family Bathroom

The modern family bathroom has a full length bath with shower over. There is a WC, wall mounted sink with storage underneath, a fitted wall mirror and a heated towel rail.

Bedroom 3 / Study 7' 9" x 7' 3" (2.35m x 2.22m)

The third bedroom / study has a double glazed window that overlooks the rear garden and a radiator with thermostatic valve.

Driveway Parking & Car Barn

The property has driveway parking, and a single car barn.

Enclosed Rear Garden

The enclosed rear garden is mainly laid to lawn. There is a patio that runs along the back of the house and a side gate that gives access to the front of the property.

Location

The property sits in a quiet road on the popular Highfields development in Hawkenbury. Hawkenbury has some local shops including a convenience store and a lovely park. A commuter shuttle runs from the development to Tunbridge Wells mainline station, 1.3 miles away. Royal Victoria Place shopping centre and The Pantiles are both about a 5 minute drive.

EPC and Council Tax

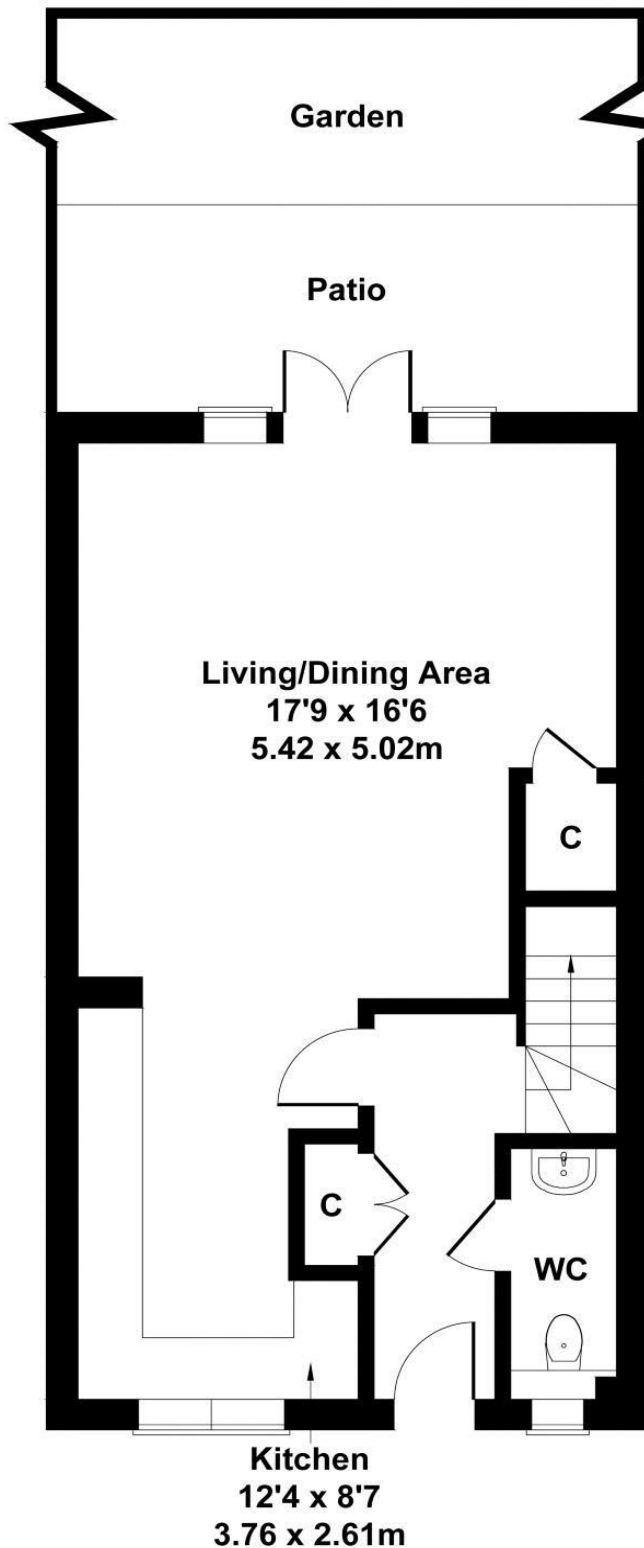
Energy Performance Certificate band B. Tunbridge Wells council tax band E, £2861.94 for 2025-26.



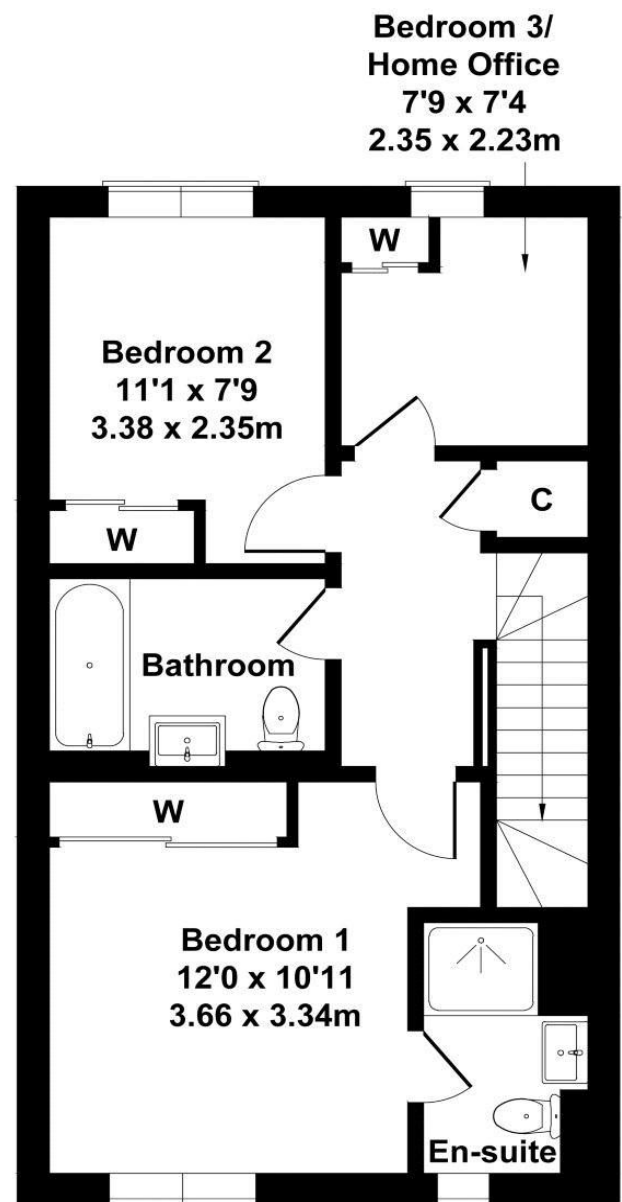


Seymour Drive TN2 5GP

Approximate Gross Internal Area
1012 sq ft - 94 sq m



GROUND FLOOR



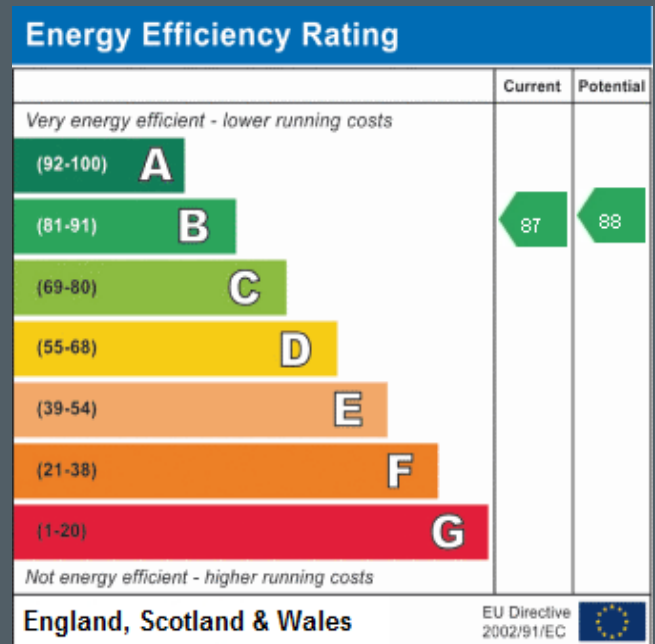
FIRST FLOOR

IMPORTANT NOTICE

Bardens Estates, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



Bardens

Bardens Estates Limited
85 High Street, Tunbridge Wells, Kent, TN1 1XP
T: 01892 527317 E: sales@bardensestates.co.uk
www.bardensestates.co.uk