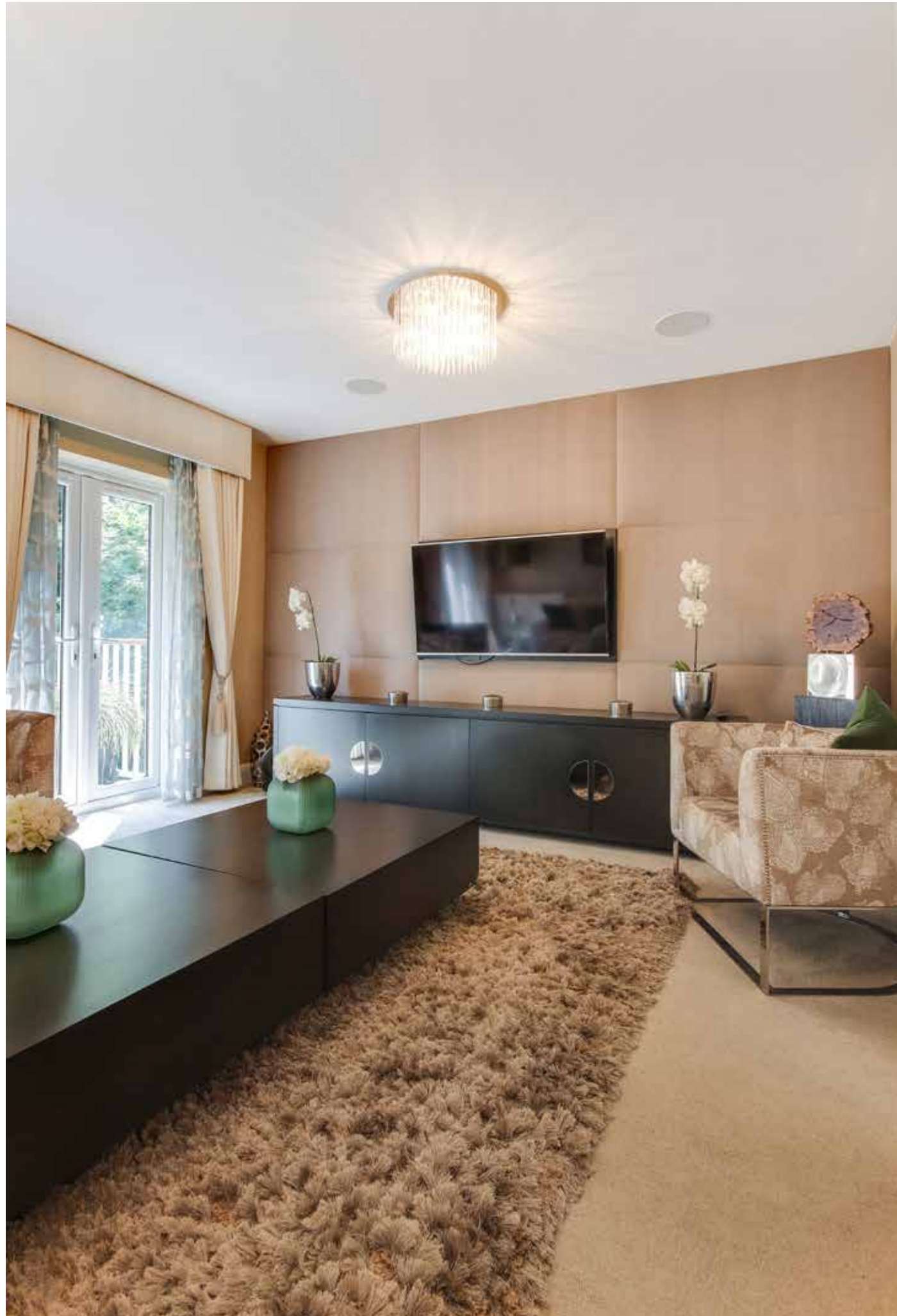




24 HUNTINGDON AVENUE

Tunbridge Wells



A SUPERB TOWNHOUSE WITHIN PRESTIGIOUS ROYAL WELLS PARK

Offering beautifully presented accommodation arranged over four storeys with a south-facing garden and private parking.

The mainline station is just 0.8 of a mile away and the property is within easy reach of the historic High Street and Pantiles.

			EPC
4	3	2	B

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

Service Charge: Most recent bill £220.97 per quarter Warranty: NHBC until September 2028

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

Postcode: TN4 9EQ what3words: ///waving.method.models



THE PROPERTY

Built in 2018 by renowned developer, Berkeley Homes, the house offers stylish and well-configured family living accommodation. The property borders Culverden Park and was chosen as the show house for the development.

A welcoming entrance hall on the ground floor leads through to the formal sitting room at the back of the house with a wonderful balcony overlooking the garden. Also to note on this level is a w.c. and access to the integral garage.

Stairs lead down to an impressive, open-plan family/dining/kitchen space on the lower ground floor with bi-fold doors leading directly out to the garden, creating a fabulous living and entertaining space. The kitchen itself features a range of neutral wall and base units with stunning worksurfaces. A useful utility room and further w.c. complete this level.

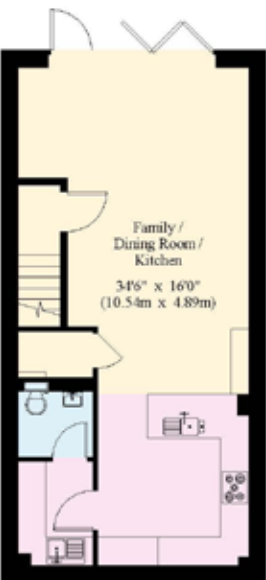
The principal bedroom is situated on the first floor with a luxurious en suite and double doors leading onto a very good-sized balcony. Also on this level is a guest bedroom with en suite shower room. There are two further bedrooms on the second floor, served by a well-appointed family bathroom.

The property benefits from off street parking at the front in addition to an integral single garage. A visitor parking permit is available. The very private rear garden is a true highlight, facing south, with a paved terrace adjacent to the house leading on to further seating areas with established plants, shrubs and trees.

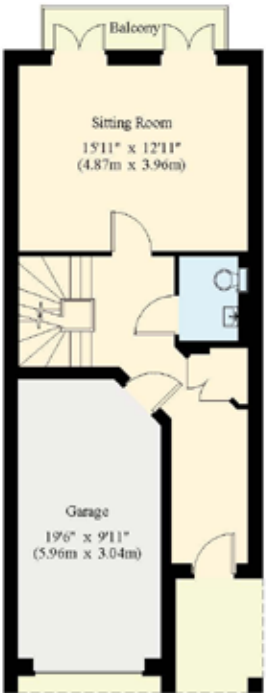


24 Huntingdon Avenue

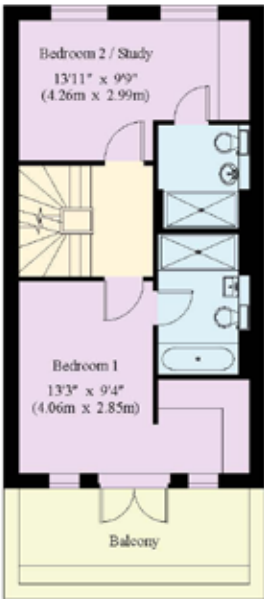
Gross Internal Area : 206.3 sq.m (2,220 sq.ft.)
(Including Garage)



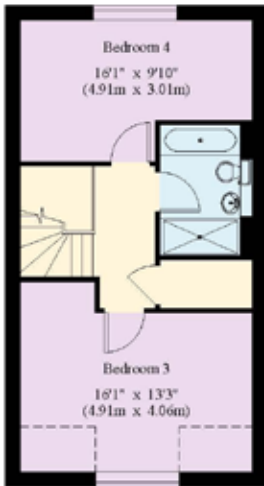
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Your partners in property

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