



6 Roundhill Road, Tunbridge Wells, Kent TN2 5HH  
Guide Price: £700,000 to £750,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Smart Link-Detached Family Home
- \*Popular Residential Area
- \*Four Bedrooms
- \*Sitting Room
- \*Bespoke Burnhill Kitchen/Dining Room
- \*Ground Floor Fourth Bedroom & Shower Room
- \*Utility
- \*Study/Additional Reception
- \*Family Bathroom
- \*Landscaped Rear Garden with Terrace & Garden Room
- \*Front Garden and Driveway

### Description

Smart link detached extended four bedroom family home situated in this sought after residential development on the south side of Tunbridge Wells, conveniently located for the town centre, local schools and station. This long term family home is presented in lovely order throughout and offers scope for further extension if required.

### Accommodation: -

- The property is approached over a block paved driveway with step leading to the front door with porch canopy opening to the entrance hallway having stairs rising to the first floor and oak effect laminate flooring.
- Bright sitting room with aspect to front, feature papered wall and attractive original wooden parquet flooring.
- Ground floor second bedroom with aspect to front and fitted cupboards housing gas and electric meters. An inner hallway links through to the modern contemporary shower room with power shower, utility room with door providing side access, and additional reception room currently utilised as an office space with door out to the rear terrace and lovely outlook over the rear garden. This area could be used to create an annexe if required.
- Kitchen/dining room fitted with a bespoke Burnhill kitchen comprising a range of modern wall mounted cabinets and base units of cupboards and drawers and peninsular return. Neff appliances including eye level pyrolytic oven, microwave and induction hob. Integrated dishwasher and fridge/freezer. Kitchen features including two corner carousels, pull out full height larder unit and tambour unit with power. Dining area having patio doors leading out onto the rear terrace.
- First floor landing, access to part boarded loft via hatch with wooden drop down ladder and light. Cupboard housing Worcester gas fired combination boiler and picture window.
- Three bedrooms and a contemporary family bathroom with power shower completes the first floor accommodation. Main bedroom enjoying large picture window to front, feature wallpaper and fitted wardrobe. Third bedroom with aspect to rear overlooking the garden and fitted wardrobe, and fourth bedroom with aspect to front.

- A particular feature of this delightful property is the large, landscaped rear garden having paved terrace with pergola and steps to a further Indian stone terrace ideal for al fresco dining. Predominately laid to lawn with fenced boundaries, mature trees and shrub/flower borders, garden shed and garden room/home office 4m x 4m with power and deep decked balcony.

- Services & Points of Note: All main services. Gas central heating. New Worcester boiler fitted in 2023. Majority triple glazed windows fitted in 2023, some double glazed windows. New roof and tiles to the front elevation in 2023. Garage conversion and extension completed in 2013.

- Council Tax: Band: E – Tunbridge Wells EPC: C

#### Situation

The property is situated in the popular and quiet residential area of Hawkenbury to the south side of Tunbridge Wells, having a local convenience store, post office and award-winning butchers. Also conveniently located to the St Peters Primary School with preparatory schools at The Mead and Holmewood House, Grammar and state schools in Tunbridge Wells and Tonbridge and Independent Secondaries in Sevenoaks, Tonbridge and Mayfield. Tunbridge Wells includes the Royal Victoria Place Shopping Mall and Calverley Road Precinct, two theatres and a good choice of supermarkets, with the southern part of the town offering the old High Street and historic Pantiles with its pavement cafes, restaurants and bars. The main line railway station in Tunbridge Wells is on the London to Hastings line offering fast services to London Charing Cross/ Cannon Street. The A21, accessible from just north of Tunbridge Wells, links to the London M25 orbital, Gatwick and Heathrow airports, The Channel Tunnel and Bluewater shopping centre. Excellent cricket and tennis facilities at the Nevill Ground off Warwick Park, along with further recreational facilities including an Astroturf pitch and children's play facilities at Hawkenbury Recreational Grounds.

Viewing Strictly By Appointment

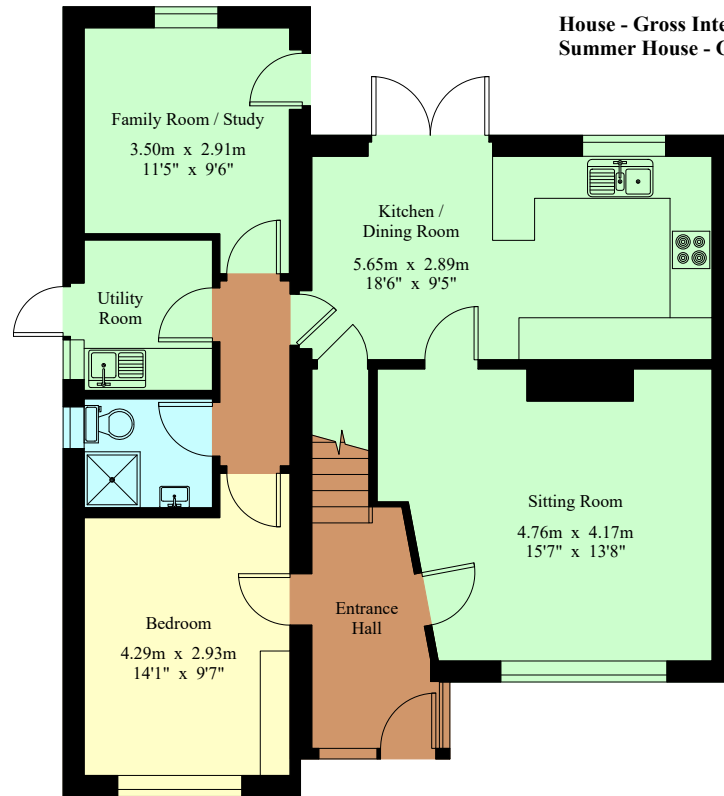
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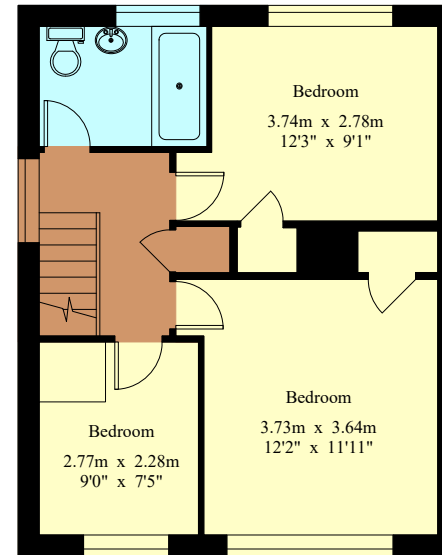


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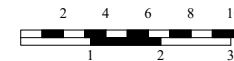
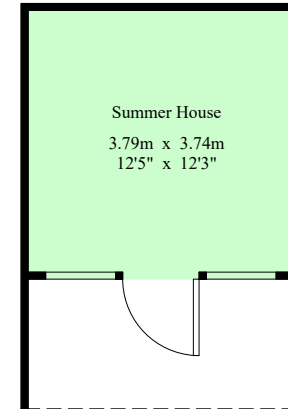
House - Gross Internal Area : 119.4 sq.m (1285 sq.ft.)  
Summer House - Gross Internal Area : 14.1 sq.m (151 sq.ft.)



Ground Floor



First Floor



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