



4 Cleeve Avenue, Tunbridge Wells, Kent, TN2 4TY

Guide Price £625,000 Freehold

When experience counts...

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bracketts

Brackets are excited to offer for sale this immaculate and spacious detached bungalow, situated in a highly desirable Hawkenbury location within a popular cul-de-sac, set opposite farmland on the south-eastern fringes of the town. The property enjoys access to Dunorlan Park and nearby footpaths and bridleways into neighbouring countryside, and has been refurbished and remodelled by the current owner in recent years. The property has been upgraded to exacting standards, featuring replacement double glazing with anthracite frames, oak flooring in the hallway and open-plan living space, with bifold doors opening onto the rear garden. The accommodation briefly comprises a generous hallway and an open-plan living and dining area. The kitchen is fitted with a U-shaped sweep of work surfaces, an inset induction hob, a one-and-a-half bowl glazed sink, base units, integrated dishwasher, pan drawers, a double oven housed in a unit, a pantry, and a tall storage unit housing the fridge freezer. The spacious main bedroom has access to the utility room, offering potential for an en-suite. There is a second double bedroom and a recently refitted shower room with a luxury white suite, chrome fittings, tiled walls and flooring, and an Aqualisa mixer shower. Outside, the front garden has a lawn and off-road parking. The attractive rear garden includes a curved lawn, generous paving adjacent to the property, well-established beds and borders, a second seating area, outside lighting, taps, power points, and access to a garden store (formerly the rear of the garage).

- Spacious bungalow fitted to a high specification
- Replacement double-glazed windows and doors
- Gas central heating
- Delightful open-plan living space
- Fitted kitchen with integrated appliances
- Attractive oak flooring
- Spacious shower room with WC
- Two double bedrooms
- Rural location on the edge of town
- Favoured Hawkenbury area
- Generous off-road parking





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

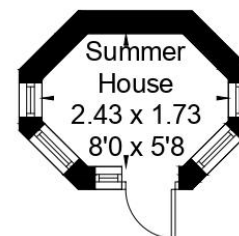
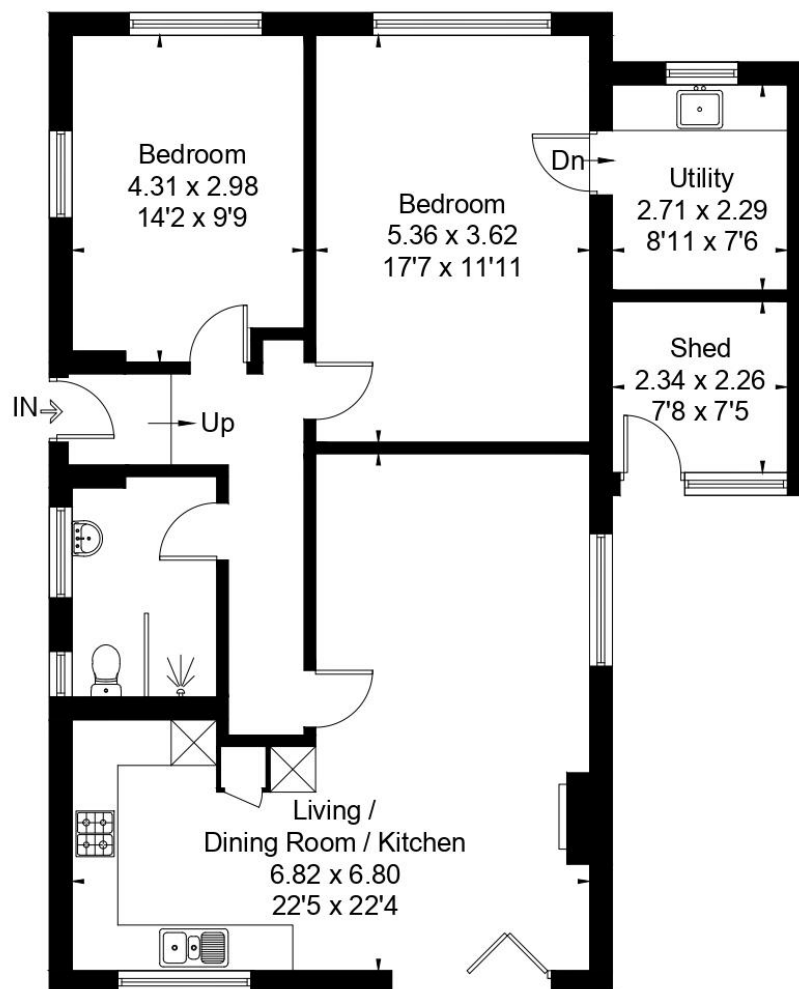
Additional Information:

Council Tax Band: E



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Approximate Floor Area = 90.7 sq m / 976 sq ft
 Summer House = 3.6 sq m / 39 sq ft
 Total = 94.3 sq m / 1015 sq ft



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93132

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	