



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Spacious 2 Bed Terraced Property
- 2 En-Suite Bathrooms
- Offered as Top of Chain
- High Standard of Presentation
- Allocated Parking Space
- Energy Efficiency Rating: C

**Beech Close, Tunbridge Wells**

**£450,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 4 Beech Close, Tunbridge Wells, TN2 5GB

Offered as top of chain, an especially impressive two bedroom, two en-suite contemporary styled property in a popular and convenient location in a cul-de-sac off of Forest Road in central Tunbridge Wells. The property is offered to a high standard of presentation with a pleasing open plan ground floor area opening onto private gardens, a further ground floor cloakroom and an allocated parking space and two good sized bedrooms to the first floor, each of which have an en-suite facility. Beech Close itself has a pleasing ambiance - given that it is below Forest Road and is adjacent to an attractive area of woodland. Properties in this development have always generated good interest because of their central but peaceful location, to this end we encourage all parties to make an immediate appointment to view.

Access is via a solid door to:

### ENTRANCE HALLWAY:

Areas of Amtico styled wood effect flooring, radiator, inset LED spotlights to the ceiling, stairs to the first floor. Door to a deep cupboard with fitted carpet, wall mounted electrical consumer unit and good general storage space. Door leading to:

### CLOAKROOM:

Fitted with a pedestal wash hand basin with tiled splashback, low level WC, fitted mirror, radiator, vinyl floor, inset spotlights to the ceiling. Opaque double glazed window to front with fitted blind.

### OPEN PLAN LOUNGE/DINING AREA:

Set to Amtico styled wood effect flooring. Good space for both table and chairs, lounge furniture and entertaining. Radiator inset to a decorative cover, cornicing, various media points. Cupboard providing additional understairs storage space with fitted carpet and areas of floating shelving. Double glazed French doors to the rear gardens with further double glazed windows to either side. This is open to:

### KITCHEN:

Of a contemporary style and fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl sink with mixer tap over. Integrated double 'Bosch' electric oven and inset four ring 'Bosch' gas hob with tiled splashback and extractor hood over. Integrated dishwasher, fridge and freezer. Space for washing machine. LED spotlights to the ceiling. Double glazed windows to the front with fitted blind.

### FIRST FLOOR LANDING:

Carpeted, loft access hatch, cornicing, door to a cupboard with fitted carpet, wall mounted 'Potterton' boiler and good general storage space. Further cupboard with inset hot water tank and good areas of general storage. Door leading to:

### BEDROOM:

Carpeted, radiator. Good space for large bed and associated bedroom furniture. Areas of fitted cupboards with coat rails and shelving over. Double glazed windows to the front with fitted blind. Door leading to:



**EN-SUITE SHOWER ROOM:**

Fitted with a pedestal wash hand basin, low level WC, walk-in shower cubicle with concertina glass shower screen and single head over. Vinyl floor, part tiled walls, radiator, shaver point, inset spotlights to the ceiling, extractor. Opaque double glazed window to the front.

**BEDROOM:**

Carpeted, radiator, various media points. Good space for large bed and associated bedroom furniture. Double glazed windows to the rear with fitted blind. Door to:

**EN-SUITE BATHROOM:**

Fitted with a pedestal wash hand basin, low level WC, panelled bath with single head shower over and fitted glass screen. Vinyl floor, part tiled walls, radiator, LED spotlights to the ceiling, extractor. Opaque double glazed window to the rear.

**OUTSIDE FRONT:**

Allocated parking for one vehicle.

**OUTSIDE REAR:**

The garden is accessed from the open plan lounge/dining area. Low maintenance patio area to the immediate rear affording space for garden furniture and entertaining. The garden is principally laid to lawn with further good entertaining space and a raised bed with some shrub planting. External power point, small external storage unit, external tap and retaining wooden fencing.

**SITUATION:**

Beech Close is located off of Forest Road in Tunbridge Wells and to this end has good pedestrian access to town either through Camden Park or along Farmcombe Road, but equally excellent access to open areas of Wealden countryside. It is in a cul desac location immediately adjacent to an area of private woodland owned by The Shaw. Tunbridge Wells itself has a wide range of social, retail and educational facilities including a number of sports and social clubs, two theatres, and a good range of independent retailers and restaurants located principally between the Pantiles and Mount Pleasant, with a wider range of multiple retailers principally located at the Royal Victoria Place and associated Calverley Road Precinct and North Farm Retail Park a little out of town. The town has a good number of highly regarded schools at all levels as well as two main line railway stations offering fast and frequent services to London termini.

**TENURE:**

Freehold

Estate Service Charge - currently £225.00 per year for the upkeep of the communal areas

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

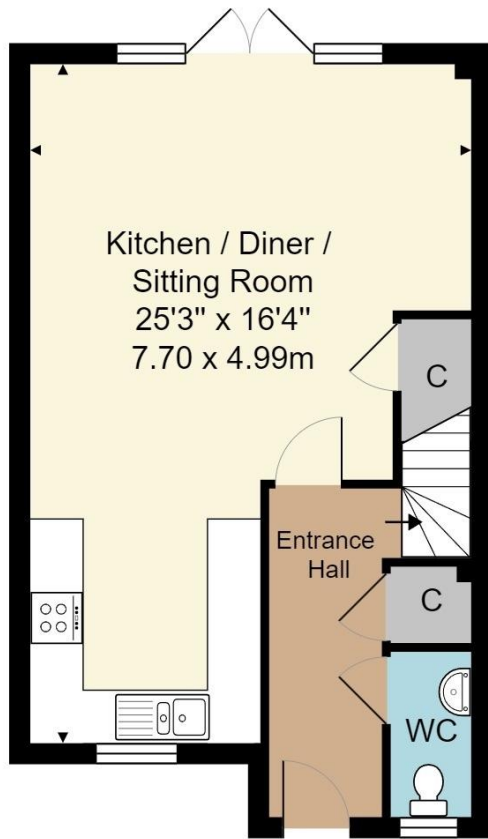
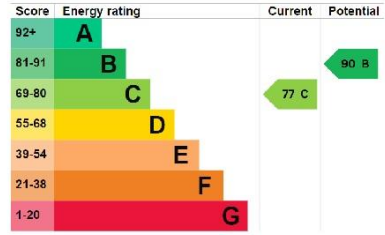
**COUNCIL TAX BAND:**

E

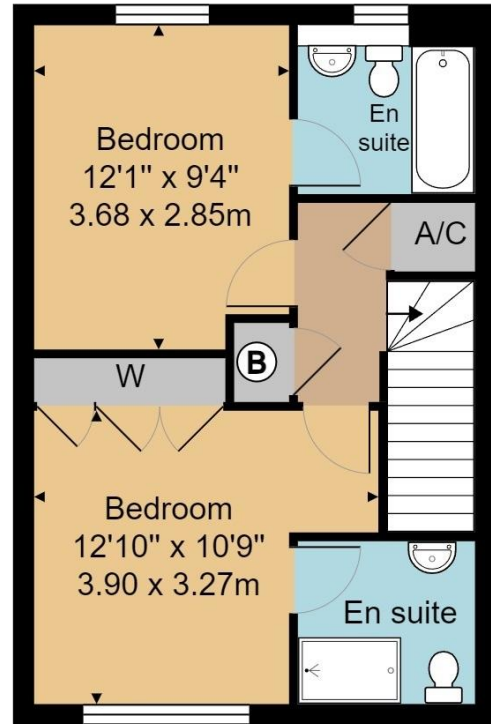
**VIEWING:**

By appointment with Wood & Pilcher 01892 511211





**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 849 ft<sup>2</sup> ... 78.9 m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

