



HOPWOOD GARDENS
TUNBRIDGE WELLS - £750,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

66 Hopwood Gardens

Tunbridge Wells, TN4 9PU

Entrance - Hallway - Sitting Room With Log Burner - Open Plan Living Area With Bi-Folding Doors To Garden - Cloakroom - First Floor Landing - Two Bedrooms - Nursery/Study - Second Floor Landing - Master Bedroom With En-Suite - Front Garden - Private Southerly Facing Rear Garden

Wood & Pilcher are pleased to offer to the market this stylish semi detached property on a corner plot in a desirable residential road within the St. Johns area of town. It offers generous family accommodation as well as having lapsed planning permission for a two storey side extension should you wish. The current layout offers entrance hallway, sitting room, cloakroom and an open plan kitchen/family/living area with bi-fold doors opening onto the private rear garden. Over the upper floors there are four bedrooms and two bathrooms, the main bathroom having been recently renewed and the other being a modern en-suite to the master bedroom on the top floor.

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ENTRANCE:

Via steps up to entrance doorway. Part glazed newly installed entrance door and double glazed side window panel into:

HALLWAY:

A welcoming hallway having exposed floorboards, understairs storage and radiator with decorative cover.

SITTING ROOM:

A beautifully presented bright sitting room enjoying a double glazed bay window with shutters. Fireplace housing log burner with built-in cupboards to the side of the chimney breast with decorative shelving above, exposed floorboards, radiator.



OPEN PLAN LIVING AREA:

A generous space with a modern kitchen having a range of wall and base units with complementary worktop. Further display cabinets. Island unit. Built-in appliances include eye level double oven and inset five ring gas hob with extractor hood over. Built-in dishwasher. Space for washing machine and fridge/freezer. Part tiling to the walls, tiled flooring, concealed wall mounted gas central heating boiler, contemporary radiators. Double glazed window to rear.

The family room area of this living space includes bi-folding doors onto the rear garden, two Velux skylights, downlights, contemporary radiator, tiled flooring.

CLOAKROOM:

A high level WC, wall mounted wash hand basin, heated towel rail/radiator, tiled flooring, downlights. Double glazed window to rear.

FIRST FLOOR LANDING:

Double glazed window to the side, radiator with decorative cover.

NURSERY/STUDY:

Double glazed window to front, carpet, radiator.

BEDROOM 2:

A generous double bedroom with double glazed bay window to the front with shutters. Feature fireplace with built-in wardrobes to both sides, carpet, radiator.

BEDROOM 3:

A further double bedroom with double glazed window to the rear. Feature fireplace and built-in double cupboard to the side, radiator carpet.

BATHROOM:

A recently modernised stylish bathroom with a good sized shower cubicle having drench head shower and further handset, low level WC, half roll top bath with mixer tap and shower handset, wash hand basin in a chrome stand. Part tiling to walls, tiled flooring, heated towel rail, downlights. Double glazed window to side.

SECOND FLOOR LANDING:

Built-in store cupboard.

MASTER BEDROOM:

A generous double bedroom with eaves storage, carpet, downlights. Double glazed window to rear.

EN-SUITE:

A modern suite comprising of low level WC, double shower cubicle with drench head and handset, wash hand basin with cupboard underneath. Tiling to walls, heated towel rail, extractor fan, downlights. Double glazed window to rear.



OUTSIDE REAR:

A private, southerly facing garden having hedge and fencing to boundaries enjoying a corner plot and with good area of paved patio, a further area for dining and a sizeable area of astro turf. Gated side access, log store and two storage sheds.

OUTSIDE FRONT:

Wall and steps up to entrance, area of gravel, shrubs to borders.

SITUATION:

The property is set within one of Tunbridge Wells most popular residential locations in light of its close proximity to a wide range of excellent schools including Skinners school and boys and girls grammar. The closest main line station is High Brooms, approximately 0.6 mile distance with its regular and fast services to London Bridge and Charing Cross. Tunbridge Wells main shopping area is approximately 1 miles distance and includes the Royal Victoria Shopping Mall and Calverley Road precinct where most of the high street retailers are represented. In the southern part of the town you will find Tunbridge Wells main line station together with the old high street and historic Pantiles renowned for its selection of wine bars, cafes and restaurants. Recreational facilities include two theatres, local golf, cricket and rugby clubs, St Johns indoor tennis and sports centre, several parks and easy access to nearby villages and open countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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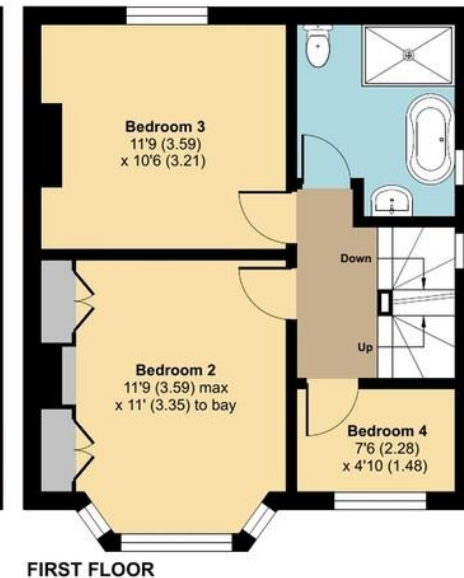
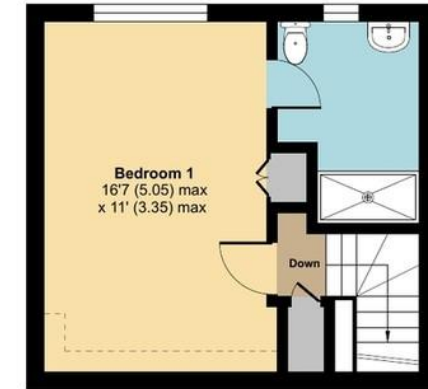
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Denotes restricted head height



SECOND FLOOR



FIRST FLOOR

Hopwood Gardens, Tunbridge Wells, TN4

Approximate Area = 1323 sq ft / 122.9 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 1336 sq ft / 124.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Wood & Pilcher. REF: 1164186