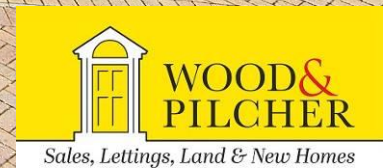




GEORGE SMART CLOSE
TUNBRIDGE WELLS - £725,000



17 George Smart Close

Tunbridge Wells, TN2 5FN

**Entrance Hallway - Cloakroom - Open Plan
Lounge/Dining/Kitchen With Contemporary Styled Units
First Floor Landing - Two Good Sized Bedrooms
Bathroom - Master Bedroom Suite With Dressing Area &
En-Suite Shower Room - Low Maintenance Front Garden
Driveway - Garage - Attractive Enclosed Rear Gardens**

Forming part of an upmarket contemporary development on the southerly fringes of Tunbridge Wells town, an extremely well presented and equally impressively designed, three bedroom semi detached property. A glance at the attached photographs and floorplan will give an indication as to the quality of this proposition and indeed the layout. What should be stressed is the sheer space this property affords with light and generous room sizes throughout with a good number of contemporary flourishes, modern fixtures and fittings and good areas of wood effect flooring. The bedrooms are again all of good sizes, most particularly the principal bedroom with its fascinating internal design: areas of sloping ceilings, dressing areas and en-suite shower room. The property comes with the additional bonus of excellent potential for further development in the form of an infill to the existing garage space. Other neighbours have undertaken this conversion which has historically given permission providing people retain the existing garage doors. It should be stressed though that all amendments to properties are subject to the necessary permissions being obtainable.

Access is via a partially glazed double glazed door with an inset opaque panel leading to:

ENTRANCE HALLWAY:

Areas of wood effect flooring, radiator inset to a decorative cover, inset spotlights to the ceiling stairs leading to the first floor, area of fitted coat hooks. Door leading to:

CLOAKROOM:

Wood effect flooring, wall mounted wash hand basin with mixer tap over and storage below, low level WC, part tiled walls, radiator, fitted wall mirror, inset spotlights to the ceiling extractor fan.

OPEN PLAN LOUNGE/DINING/KITCHEN:

Kitchen Area: Contemporary styled kitchen with a range of high gloss wall and base units with a complementary polished stone work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated 'AEG' electric oven and inset four ring 'AEG' hob with feature splashback and extractor hood over. Integrated fridge, freezer, dishwasher



and wine fridge. Breakfast bar area with seating for 2/3 people. Good general storage space. Wood effect flooring, radiator, wall mounted thermostatic control, inset spotlights to the ceiling. Door to an understairs cupboard with good general storage space, room for a washing machine, wall mounted electric consumer unit, various media points. Double glazed windows to the front with fitted blinds and further double glazed window to the side with fitted blind. This is immediately open to:

Living/Dining Space: Of a particularly good size and with ample room for lounge and dining room furniture and entertaining. Good areas of wood effect flooring, two radiators, various media points, wall mounted thermostatic control. Double glazed French doors to the rear with further double glazed windows to either side affording views of the garden. Feature higher level sloping ceiling with two inset Velux windows.

FIRST FLOOR LANDING:

Carpeted, radiator, cupboard with inset 'Heatrae Sadia' hot water tank and heating system. Doors leading to:

BATHROOM:

Of a high standard with contemporary stylings and panelled bath with mixer tap over and single head shower attachment, low level WC, feature wash hand basin with mixer tap over and further storage recess below. Feature tiled floor, part tiled walls, feature recess with areas of glass shelving, wall mounted towel radiator, wall mounted electric shaver point, inset spotlights to the ceiling. Opaque double glazed windows to the front with fitted blinds.

BEDROOM:

Currently used as a study space but with ample room for a large bed and bedroom furniture. Carpeted, radiator, loft access hatch. Double glazed windows to the front.

BEDROOM:

Carpeted, radiator. Good space for large double bed and associated bedroom furniture. Double glazed window to the rear with fitted blind.

MASTER BEDROOM SUITE:

An especially impressive room with a number of design features and ample space for a very large bed and further bedroom furniture. Carpeted, radiator. Dressing area with areas of fitted wardrobes each with mirror fronts. Two sets of double glazed windows to the rear one with fitted Plantation shutters. Door leading to:

EN-SUITE SHOWER ROOM:

Walk-in shower cubicle with glass door and two shower heads, low level WC, wall mounted wash hand basin with mixer tap over and feature recess below. Feature tiled floor, wall mounted towel radiator, wall mounted mirror. Opaque double glazed window to the front with fitted blind.

OUTSIDE FRONT:

The property has a lower maintenance front garden with a path running from the road to the front door and along the front of the property leading to a side gate to the rear. There are areas of lawn, areas of mature shrubs and pebble beds. Driveway set to a herringbone brick design immediately outside a single garage. Area of visitors parking beyond.



OUTSIDE REAR:

A lower maintenance paved area to the immediate rear of the property, external power point, external tap and path returning to the side of the house. Courtesy door leading to the garage. Otherwise, the garden is principally set to lawn with a combination of wooden retaining fencing and brick walls and with mature shrub plantings. There are a number of specimen trees and a further low maintenance area with additional space for garden furniture and for entertaining.

SITUATION:

George Smart Close is a popular and upmarket development to the southerly side of Tunbridge Wells. To this end it offers good access not only to Forest Road and the southerly side of the town but also to attractive Areas of Outstanding Natural Beauty to the south across the Sussex border. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities including a number of sports clubs, gyms and two theatres, a host of independent retailers, restaurants and bars principally between the Pantiles and Mount Pleasant with a wider range of multiple retailers principally located at the Royal Victoria Place shopping centre and nearby North Farm. The town has two main line railway stations offering fast and frequent services to both London termini and the South Coast and a good number of highly regarded schools at all levels.

TENURE: Freehold

COUNCIL TAX BAND: F

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 obtained. 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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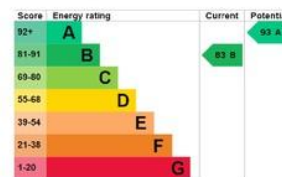
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First Floor



Ground Floor



House Approx. Gross Internal Area
1323 sq. ft / 122.9 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1583 sq. ft / 147.1 sq. m

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.