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- Semi Detached Bungalow
- Three Bedrooms
- Large Principal Reception Room
- Planning Permission To Extend
- Garage & Large Driveway
- Energy Efficiency Rating: D

Delves Avenue, Tunbridge Wells

GUIDE £550,000 - £585,000

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15 Delves Avenue, Tunbridge Wells, TN2 5DP

Located in a pleasant and peaceful residential area surprisingly close to the southerly side of Tunbridge Wells town centre, a three bedroom semi detached bungalow with generous entertaining space, a large driveway and further garage, attractive enclosed gardens and planning permission in place to extend and establish first floor accommodation (22/01573/full approved). As currently arranged, the property has a good sized reception hallway with a principal bedroom to the front and two further bedrooms to either side, towards the rear is a contemporary styled kitchen, a further family shower room and the large principal lounge with views over the enclosed rear gardens.

Access is via a partially glazed double glazed door with inset opaque leaded style panel to:

ENTRANCE HALLWAY:

Areas of wood effect flooring, cornicing, inset spotlights to the ceiling, remote controlled electric loft hatch, radiator inset to a decorative cover, wall mounted thermostatic control. Door to an understairs cupboard with areas of fitted shelving and good general storage space. Door leading to:

BEDROOM:

Carpeted, radiator, textured ceiling and cornicing. Good space for large double bed and associated bedroom furniture. Bay window comprised of several sets of leaded double glazed windows to the front.

BEDROOM:

Carpeted, radiator inset to decorative cover, textured ceiling with cornicing. Space for a single bed and associated bedroom furniture. A bank of fitted wardrobes with sliding doors, some mirror fronted. Double glazed window to the side.

DINING ROOM/BEDROOM 3:

Carpeted, radiator inset to a decorative cover, textured ceiling and cornicing. Good space for a dining table and chairs and associated dining room furniture. Leaded double glazed windows to the front.

SHOWER ROOM:

Low level WC, wall mounted wash hand basin with mixer tap over, fitted shower cubicle with sliding glass screen. Wood effect flooring, heated towel radiator, inset spotlights to the ceiling, extractor. Opaque double glazed windows to the side with fitted plantation shutters.

KITCHEN:

Fitted with a contemporary range of high gloss wall and base units and a complementary work surface. Good general storage space. Inset four ring gas hob with feature splashback and extractor hood over and integrated double electric oven. Inset one and a half bowl sink. Space for washing machine. Integrated fridge, freezer and slimline dishwasher (whilst integrated this dishwasher does not form part of the transaction and will be taken by the current owners at completion). Wood effect flooring. Double glazed windows to side and rear and partially glazed double glazed door to the rear.



LOUNGE:

Carpeted, radiator, various media points, cornicing. Good space for lounge furniture and for entertaining. Bay window to the rear comprised of double glazed panels.

OUTSIDE FRONT:

A lower maintenance front garden with generous off road parking for several vehicles to the front and also along the side of the property where the driveway runs to a garage. A combination of retaining fencing and lower level brickwork with an area of lawn and a deep shrub bed with a number of mature shrub and tree plantings. External power point. Gate leading to the rear garden.

OUTSIDE REAR:

The rear garden has a paved area to the immediate rear of the property affording excellent space for garden furniture and for entertaining. Wooden fencing. Good area of lawn towards the rear of the property again affording privacy by good levels of mature shrub plantings. Detached shed.

SITUATION:

The property is located close to Farmcombe Road in a popular residential area towards the southerly side of Tunbridge Wells. To this end it offers excellent access to both the main line railway station and an excellent run of primarily independent retailers and restaurants located between the Pantiles and Mount Pleasant. Tunbridge Wells itself has a wide range of social and retail facilities with two theatres, a number of sports and social clubs and further multiple opportunities primarily at the Royal Victoria Place shopping Precinct and nearby North Farm Estate. The property is located close to Claremont School and proximate to a good number of well regarded further schools of primary, secondary independent and grammar levels.

TENURE:

Freehold

COUNCIL TAX BAND:

D

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

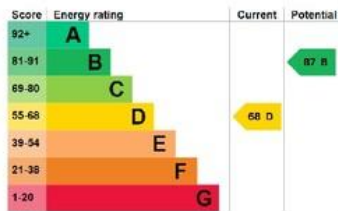
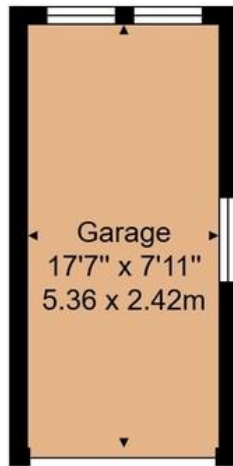
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

AGENTS NOTE:

We are advised by the current owners that planning permission is in place to allow further extension and development to the property. Planning Reference - 22/01573/full approved.





Bungalow Approx. Internal Area
732 sq. ft / 68 sq. m

Garage Approx. Internal Area
139 sq. ft / 13 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.

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