



HAVERING CLOSE

TUNBRIDGE WELLS - GUIDE PRICE £1,000,000 - £1,100,000



11 Havering Close

Tunbridge Wells, TN2 4XW

**Covered Entrance Porch - Entrance Hall - Cloakroom -
Sitting Room With Double Doors To Dining Room -
Kitchen/Breakfast Room - Conservatory - Utility Room -
Landing - Bedroom With En-Suite - Further Bedroom With
En-Suite - Three Further Bedrooms - Bathroom - Garage -
Shared Driveway With Parking For Several Vehicles -
Mediterranean Style Rear Garden**

Built in 1990 to the high specification one has come to expect from a Millwood Designer Home this property has been well maintained and continuously updated by the current owners and offers a fantastic living space for any growing family.

Set in a corner cul-de-sac location in the prime Sandown Park area of Tunbridge Wells and accessed over a shared driveway with just one other home the accommodation comprises a good size entrance hall with solid oak flooring flowing through the ground floor to the two well proportioned reception rooms with a dining room to the front and sitting room to the rear and glass double doors connecting the two. There is a modern kitchen/ breakfast room finished with a granite work surface and a central island unit giving storage but also a breakfast bar which will comfortably seat six. A large pantry has been custom-built by the owners to provide ample storage in addition to the cabinetry. There is a useful utility room which is finished in the same style as the kitchen and offers space & plumbing for the washing machine as well as further integrated fridge/ freezer and passenger access to the garage. A conservatory is open to the kitchen and provides a comfortable space for entertaining throughout the year. The ground floor also offers a good size study and cloakroom. The stairs rising to the first floor lead to a galleried landing which is a light and bright space with airing cupboard and access to the loft which is boarded and has a drop down ladder for access.

All five bedrooms are large double bedrooms with the main bedroom being set to the front with a newly fitted shower room comprising a walk in shower with waterfall head as well as a range of built in furniture. One of the bedrooms is also currently used as a second sitting room.





There is a further bedroom with ensuite shower room and a family bathroom with spa bath, finished with modern tiling.

Outside there is a driveway with parking for several cars and a double garage. To the rear the garden is landscaped in a Mediterranean style with patio, gravel areas and flower beds and borders housing mature shrubs with an entirely private aspect.

We highly recommend an internal viewing to fully appreciate the size and scope of this lovely family home which always prove popular in this area.

COVERED ENTRANCE PORCH:

Tiled step up to glazed entrance door.

ENTRANCE HALL:

Spacious hallway with stairs to first floor, solid wooden floor, alarm panel, radiator.

CLOAKROOM:

WC, wall mounted wash hand basin with cabinet under, wooden floor, tiled walls, radiator. Frosted double glazed window to front.

SITTING ROOM:

Double glazed sliding doors to garden. Feature fireplace with electric living flame, radiator, solid wooden floor. Glazed double doors to:

DINING ROOM:

Double glazed window to rear, radiator, ceiling fan light, solid wooden floor.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of cabinetry finished with chrome hardware and a contrasting granite work surface and riser. Five ring induction hob with 'Faber' extractor above, eye-level 'Neff' 'slide & hide' oven and matching combi micro and grill with warming drawer. One and a half bowl sink unit with spray mixer and 'InSinkErator' waste disposal. Integrated dishwasher. Large walk-in larder/pantry with light. Breakfast bar with cupboards and drawers and seating for five people. Space and plumbing for American style fridge/freezer which is plumbed with fresh water for ice etc. Tiled floor, ceiling spotlights. Double glazed window to rear. Open to:

CONSERVATORY:

Double glazed windows and doors, pitched roof, tiled floor.

UTILITY ROOM:

Fitted with matching cabinetry and granite work surface. Integrated fridge/freezer and integrated washing machine. Sink unit with mixer tap and drainer, tiled floor, ceiling spotlights. Door to garage. Glazed door to side.

LANDING:

Turning staircase with galleried landing. Double glazed window to front. Space for small study area if desired, storage cupboard, large airing cupboard housing hot water tank with slatted shelving, loft hatch with drop down ladder and light.

BEDROOM:

Large double with two double glazed windows to front, radiator, range of built-in wardrobes, new carpet.

EN-SUITE:

Recently re-fitted with walk-in double shower with waterfall head and handheld attachment, WC, wash hand basin with cupboards and drawers below. Heated towel rail, tiled walls and floor, wall mounted mirror, shaver point, ceiling spotlights, extractor. Frosted double glazed window to side.

BEDROOM:

Double glazed window to rear, radiator.

EN-SUITE:

Step-in shower with thermostatic controls, waterfall head and handheld attachment, wash hand basin with vanity, WC. Heated towel rail, tiled walls and floor, mirrored cabinet, ceiling spotlights, extractor. Frosted double glazed window to rear.

BEDROOM:

Double glazed window to front, two built-in wardrobes, radiator, ceiling spotlights. (Currently used as a study).

BEDROOM:

Double glazed window to rear, built-in wardrobes with sliding doors, radiator.

BEDROOM:

Double glazed window to rear, radiator.

BATHROOM:

Spa bath with jets and central mixer tap, thermostatic shower with body jets, waterfall head and handheld attachment, pedestal wash hand basin with mixer tap, WC. Heated towel rail, tiled walls and floor, shaver point, ceiling spotlights, extractor.

GARAGE:

Electric up and over door, space for two vehicles, power and light, passenger door to house.



OUTSIDE FRONT:

Shared driveway with No. 12 opposite. Front garden with lawn, mature trees and shrubs, parking for several vehicles.

OUTSIDE REAR:

Fence bound and being mainly laid to patio with raised flower beds and borders with mature shrubs and plants in a Mediterranean style, side access, shed, outside tap.

SITUATION:

Havering Close is a small quiet cul de sac off Sandown Park on the eastern fringes of Royal Tunbridge Wells. Nearby you will find Dunorlan Park with its boating lake and delightful grounds and the town centre of Royal Tunbridge Wells with extensive shopping facilities and main line station. As a vibrant and busy Spa town, Tunbridge Wells has a selection of cafes, restaurants and bars, together with two theatres. Out of town there is the Knights Park Leisure Centre where there is a multi screen cinema, ten pin bowling, along with several High Street retailers including Marks & Spencer and John Lewis. There is easy road access linking to the A21 and M25 motorway. The area is generally well served with good schools both state and independent for children of all ages and there are a selection of main line stations situated at High Brooms, Tunbridge Wells and Tonbridge, all with commuter services to London Charing Cross/Cannon Street.

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

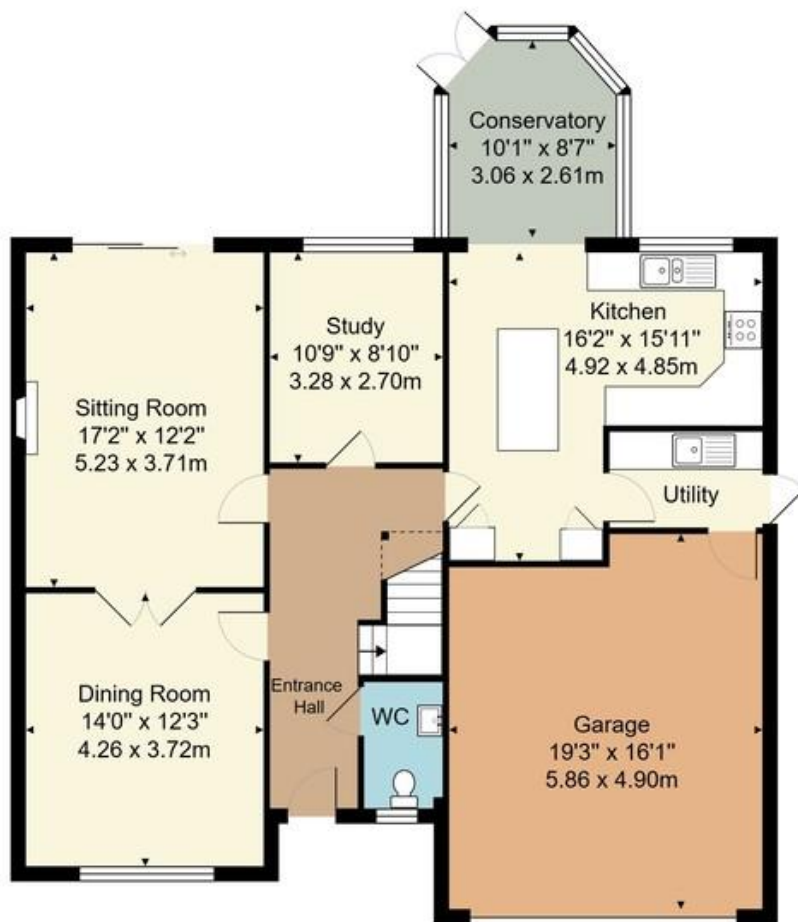
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Restrictions - Tree Preservation Order

Rights and Easements - Shared Driveway





Ground Floor



First Floor

Approx. Gross Internal Area 2481 ft² ... 230.5 m²
(Includes Garage)



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.

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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