

An aerial photograph of a detached house with a light-colored brick exterior and a dark tiled roof. The house features a large rear garden with a paved patio area containing outdoor furniture, including a dining table and chairs, and a lounge area. The garden is bordered by a high hedge and a wooden fence. In the background, other houses and trees are visible under a blue sky with scattered white clouds.

ST. GEORGES PARK  
TUNBRIDGE WELLS - OFFERS IN EXCESS OF £760,000





# 2 St. Georges Park

Tunbridge Wells, TN2 5NT

**Large 'L' Shaped Entrance Hall - Generous Sitting Room  
With Air Conditioning - Separate Dining Area - Modern  
Kitchen With Oven & Hob - Master Bedroom With En-Suite  
Shower Room - Two Further Good Sized Bedrooms -  
Family Bathroom - Private Wrap Around Gardens With  
Two Patios For Outside Entertaining - Gas Central Heating  
- Double Glazing - Cavity Wall Insulation - Solar Panels -  
uPVC Fascias & Soffits - Driveway Providing Off Road  
Parking - Detached Double Length Garage**

This extremely desirable three bedroom detached bungalow is set within the prestigious Broadwater Down area on the southern side of Royal Tunbridge Wells. This home offers a wide range of features which includes a comfortable sitting room which has its own air conditioning unit and full height windows and sliding glass door providing views towards the garden and access to a large patio area ideal for outside entertaining. There is a separate dining area and a well appointed kitchen fitted with oven, hob and breakfast bar. The principal bedroom has an en-suite shower room with a large walk-in shower whilst the two further good sized bedrooms have use of the family bathroom. Heating is from a gas fired boiler with radiators, whilst double glazing and cavity wall insulation help keep fuel bills to a minimum in conjunction with the use of roof mounted solar panels. There is plenty of off road parking from the brick effect driveway leading to a double length garage with electric up and over door. As bungalows within this particular cul-de-sac location are always extremely sought after we have no hesitation in recommending an early appointment to view to avoid disappointment.

The accommodation comprises. Double glazed entrance door to:

## **ENTRANCE HALL:**

Woodblock flooring, single radiator, exposed brickwork to one wall, access to loft space with ladder, light and partial flooring. Built-in double coats cupboard, airing cupboard with pressurised hot water cylinder and further double cupboard for storage.





**KITCHEN:**

Re-fitted with a range of wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Space for dishwasher, washing machine and fridge/freezer. Fitted electric hob and double oven. Breakfast bar, single radiator, tile effect vinyl flooring, power points. Wall mounted 'Worcester' gas fired boiler. Windows to front and side with door to garden.

**DINING AREA:**

Window to side, single radiator, power points. Walk through open aspect to:

**SITTING ROOM:**

Fitted with its own air conditioning unit which can also be used as a heat source, wall lighting, power points, TV point, radiator. Window to rear and further windows with central sliding glass door providing views of the garden and access to a large patio.

**BEDROOM 1:**

Window to rear, single radiator, coved ceiling, power points. Two built-in wardrobes with shelves and hanging rail. Door to:

**EN-SUITE SHOWER ROOM:**

Large walk-in shower with plumbed in shower, wash hand basin with mixer tap and cupboard beneath, high level WC, shaver point. Tiling to walls and floor, chrome towel rail/radiator, extractor fan. Window to front.

**BEDROOM 2:**

Window to rear, single radiator, power points, TV point. Built-in wardrobe with shelf and hanging rail.

**BEDROOM 3:**

Window to rear, single radiator, power points. Built-in wardrobe. Doors to both hallway and dining area.

**BATHROOM:**

White suite comprising of a panelled bath with mixer tap and overhead shower spray, wash hand basin with mixer tap, low level WC. Tiling to walls, vinyl tile effect flooring, chrome towel rail/radiator, shaver point, extractor fan. Window to front.

**OUTSIDE:**

The garden enjoys private wrap around gardens with the main garden area comprising of a large paved patio surrounded by lawns and well stocked borders, a selection of mature shrubs, plants and hedging help provide the garden with privacy. To the rear of the property is a second patio area adjoining the kitchen as well as a useful shed, outside tap and lighting. Gates at the side give access to the front where you will find a wide brick effect driveway providing off road parking for several vehicles along with a ramped path to the entrance. Detached double length garage with electric up and over door, internal power and light and personal door to side.



### SITUATION:

The property is situated in a tucked away position towards the entrance of a cul-de-sac surrounded by similar style homes. It is located on the popular south side of Tunbridge Wells approximately 1 mile distance from the Pantiles with its pavement cafes, restaurants and bars, the old High Street with its independent retailers and also the Sainsbury's supermarket, a large garden centre and the main line rail station with services to London termini and Hastings. In the northerly part of the town you can find the Royal Victoria Place Shopping Mall, pedestrianised Calverley Road precinct and Camden Road where most of the high street retailers are represented. The town offers two theatres, a sports and leisure centre, a golf course, cricket and rugby clubs and numerous restaurants and bars with a style associated with a vibrant and busy Spa town. Local schooling within the surrounding area offers excellent facilities both state and independent for children of all age groups. Open countryside and nearby villages are also within a short distance for country pursuits and village pubs.

**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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity (supplemented by solar panel) & Drainage

Heating - Gas Central Heating

### AGENTS NOTE:

Historic settlement of internal floors and some minor cracking in some partition walls caused by the consolidation of the fill material under the floor. A certificate of structural adequacy available following repairs completed September 2012.

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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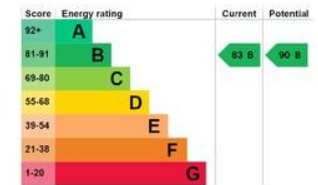
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Bungalow Approx. Gross Internal Area 1079 sq. ft / 100.2 sq. m

Garage Approx. Internal Area 229 sq. ft / 21.3 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.