



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedroom End Terraced Property
- Offered to a Very High Standard
- Re-Modelled by the Current Owner
- Beautiful Contemporary Kitchen
- 2 Allocated Parking Spaces
- Energy Efficiency Rating: C

**Linden Gardens, Tunbridge Wells**

**OFFERS IN EXCESS OF £575,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 14 Linden Gardens, Tunbridge Wells, TN2 5QT

A beautifully improved and presented three bedroom property in this preferred location to the south of the town centre. It enjoys peace and sedusion of a private road, two allocated parking spaces and excellent pedestrian access to many of the best parts of Tunbridge Wells itself. A glance at the attached photographs and floorplan will give an indication as to the style of this proposition, the current owner has made considerable effort to improve and then present it to the very highest of standards throughout. These improvements include the creation of a good sized open kitchen/dining area, the installation of a beautiful contemporary styled kitchen and the pretty, lower maintenance rear gardens. It has a large lounge with excellent entertaining space and the three well presented bedrooms to the first floor alongside a family bathroom and an en-suite to the main bedroom. Properties in this location are traditionally popular with a number of buyers, properties of this standard are likely then to generate immediate interest and we would encourage all interested parties to make an immediate appointment to view.

Access is via a door with two inset opaque panels leading to:

### ENTRANCE HALLWAY:

Good areas of Amtico styled wood effect flooring, radiator, cornicing, stairs to the first floor, double glazed sash window to the side with fitted Plantation shutters. Door leading to:

### CLOAKROOM:

Low level WC, wall mounted wash hand basin with mixer tap over and storage below. Feature tiled floor, painted cornicing, radiator. Opaque double glazed sash windows to the front with fitted roller blind.

### LOUNGE:

Of a particularly good size with ample room for lounge furniture and for entertaining. Good areas of Amtico style wood effect flooring, two radiators, various media points, areas of floating shelving, cornicing, inset spotlights to the ceiling. Double glazed sash window to the front with fitted Plantation shutters. This is open to:

### KITCHEN/DINING AREA:

Feature high gloss floor tiles and excellent space for table, chairs and entertaining. Painted cornicing. Double glazed French doors to the rear garden with fitted blind. This is open to and extremely attractive contemporary styled kitchen. Fitted with a range of grey wall and base units and a complementary marble work surface. Inset two bowl stainless steel sink with mixer tap over. Integrated 'Beko' electric oven and inset four ring 'Beko' induction hob with feature marble splashback with extractor hood over. Integrated fridge, freeze and washer/dryer. Good areas of general storage, pull out larder, wall mounted boiler inset to a cupboard. Door to a deep understairs cupboard with excellent storage space and housing the wall mounted electric meter and electrical consumer unit. Double glazed sash window to the rear with fitted blind.

### FIRST FLOOR LANDING:

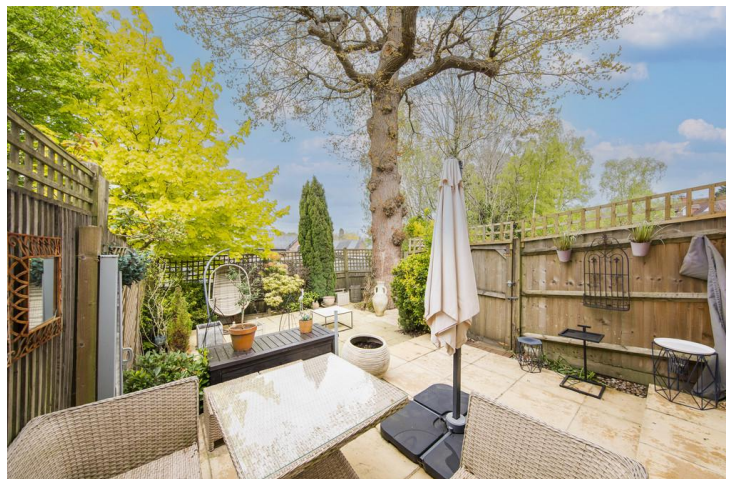
Carpeted, feature double glazed opaque sash window to the side, areas of painted cornicing. Door to a cupboard housing the hot water cylinder with further general storage space and areas of fitted shelving. Doors leading to:

### FAMILY BATHROOM:

Fitted with a panelled bath with mixer tap over and single shower head attachment and fitted glass shower screen, wall mounted wash hand basin with mixer tap over and storage below, low level WC, Vinyl floor, part tiled walls, radiator, textured ceiling, areas of painted cornicing, electric shaver point. Opaque sash window to the side.

### BEDROOM:

Of an excellent size with ample room for a double bed and associated bedroom furniture. Fitted double wardrobe, painted cornicing, textured ceiling, radiator, TV point. Two sets of double glazed sash windows to the rear affording views of the garden. Door to:



**EN-SUITE SHOWER ROOM:**

Fitted with a low level WC, wall mounted wash hand basin with mixer tap over and storage below, fitted wall mirror, fitted corner shower cubicle with single head and sliding doors. Vinyl floor, part tiled walls, textured ceiling, painted cornicing, radiator. Opaque double glazed window to the rear.

**BEDROOM:**

Carpeted, space for a double bed and associated bedroom furniture. Fitted wardrobe, radiator, textured ceiling, painted cornicing, loft access hatch. Double glazed sash window to the front with a fitted blind.

**BEDROOM:**

(Currently used as a study). Carpeted, space for a bed and associated bedroom furniture or for use as a good sized study. Fitted wardrobe, radiator. Double glazed sash window to the front with a fitted blind.

**OUTSIDE FRONT:**

The property has exclusive use of two allocated parking spaces at the front of the property and a low maintenance garden with stepping stones running towards the front door from a shared pavement. Areas of slate and pebble beds, retaining hedging, a shrub bank immediately adjacent to the lounge window and a covered tiled area adjacent to the front door with an external tap. There is a path that runs alongside the property to the rear garden.

**OUTSIDE REAR:**

Essentially a low maintenance garden of a good size set to contemporary style stone paving and with wooden retaining fencing. Good space for ample garden furniture and for entertaining. Gate returning to the side and front of the property. Lower paved area with excellent entertaining space and for pots and shrubs etc. There are shrub borders to the sides of the paved areas and a further space with room for bins, external storage units etc. Specimen trees and one especially attractive specimen oak tree. The garden also enjoys a collapsible wind break between the upper and lower paved areas affording additional privacy and protection.

**SITUATION:**

Linden Gardens is a private road to the south of Tunbridge Wells town centre and excellent proximity to the Pantiles. Highly regarded because of its peaceful but central location the property offers excellent access to a wealth of independent retailers, restaurants and bars operating between the Pantiles and Mount Pleasant, the main line railway station being a short distance beyond. There is equally good access to Tunbridge Wells Common and indeed roads leading to Sussex and Areas of Outstanding Natural Beauty. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities to include a number of sports and social clubs and two theatres, further principally multiple retailers at the Royal Victoria shopping place and nearby North Farm development and an excellent range of well regarded schools at all levels. The town has two mainline railway stations each of which offer fast and frequent services to both London termini and the South Coast.

**TENURE:**

Freehold

Estate Management Charge - currently £324.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

E

**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)

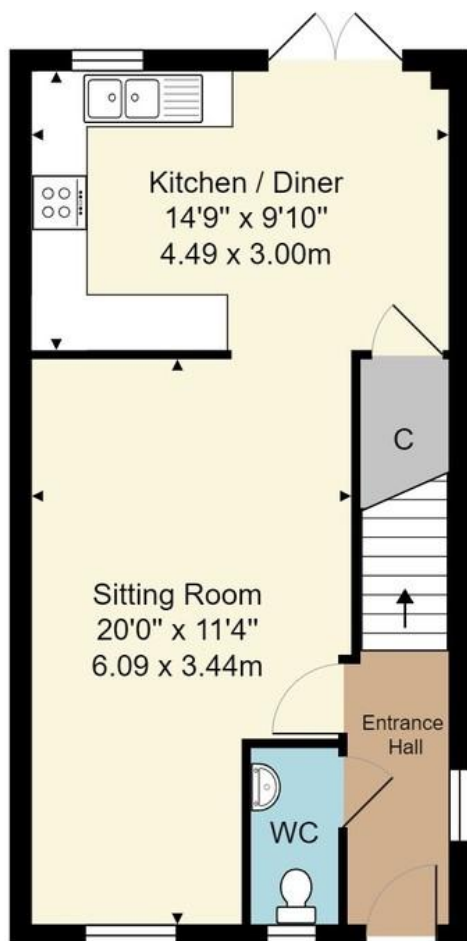
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

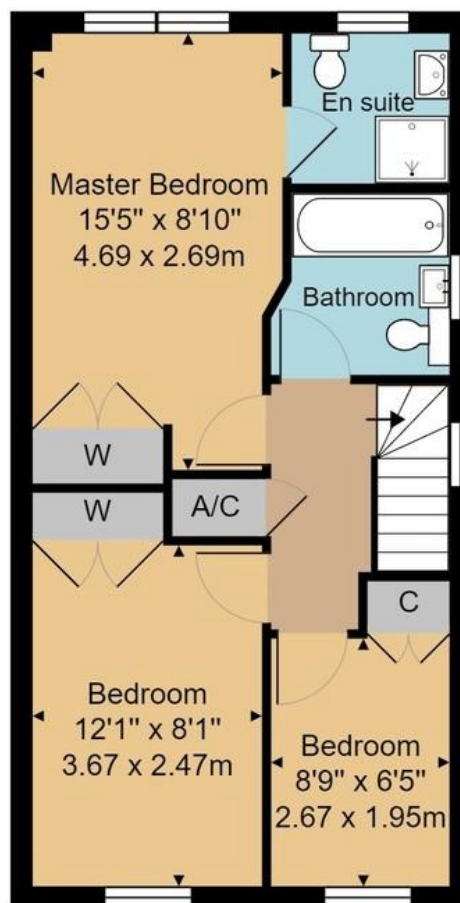




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 889 ft<sup>2</sup> ... 82.6 m<sup>2</sup>**

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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 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

