



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Family Home
- Three Bedrooms
- Ensuite & Family Bathroom
- Pretty Gardens
- Garage & Driveway
- Energy Efficiency Rating: C

Hopgarden Close, Lamberhurst

GUIDE £375,000 - £400,000

woodandpilcher.co.uk

3 Hopgarden Close, Lamberhurst, Tunbridge Wells, TN3 8DY

A superb three bedroom semi detached family home situated in a popular cul-de-sac in the pretty village of Lamberhurst. Offering well proportioned accommodation the ground floor comprises a good size sitting/dining room with double doors opening to the sunny garden, a well fitted kitchen with integrated appliances and a useful cloakroom.

Upstairs there are three bedrooms with two being double bedrooms and the principal having the benefit of an en-suite shower room. There is also a family bathroom. Outside the garden faces a westerly direction and is mainly laid to lawn. To the front there is a single garage with driveway parking in front.

The property has a lovely green countryside aspect and is in an ideal location being within a short walk of the pub and local shops as well as a 15 minute drive into Tunbridge Wells.

Being sold with NO CHAIN we consider this property to represent excellent value for money and should be viewed without delay.

ENTRANCE HALL:

Composite front door, radiator, stairs to first floor and understairs cupboard.

CLOAKROOM:

Frosted double glazed window to rear, WC, hand wash basin, radiator, tiled floor.

SITTING/DINING ROOM:

Double glazed double doors opening to garden, double glazed window to rear. Living flame feature fireplace, radiator, large storage cupboard.

KITCHEN:

Fitted with a range of floor and wall cupboards and drawers with contrasting worksurface and tiled splashback. Inset one and a half bowl sink unit with mixer tap and drainer. Gas hob with extractor hood above and single electric oven under. Integrated washing machine and integrated fridge/freezer, tiled floor. Double glazed window to front.

LANDING:

Loft hatch, radiator, bulkhead storage cupboard.

BEDROOM:

Double glazed window to front, built in wardrobes, radiator.

EN-SUITE:

Fitted with a step in pressurised shower, wash hand basin, WC, tiled splashbacks and tiled floor, radiator, extractor. Frosted double glazed window to front.



BEDROOM:

Double glazed window to rear, radiator.

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Double glazed window to rear, radiator.

BATHROOM:

Fitted with a bath with pressurised shower over and mixer tap, wash hand basin, WC, tiled splashbacks, radiator, extractor.

OUTSIDE FRONT:

Pathway to the front door with small area of lawn and screening hedge. Access to the garage and driveway.

OUTSIDE REAR:

Mainly laid to lawn and being fence bound with a gate for side access, patio, outside tap.

GARAGE:

Up and over door, power and light. Driveway parking for one vehicle.

SITUATION:

The Wealden village of Lamberhurst is a popular and pleasant location. The village itself has a host of attractive period properties, a local village school, a well regarded primary school and a good number of popular public houses and restaurants. The property sits close to the A21 trunk road as well as nearby Tunbridge Wells, some 7 miles distant. The village of Wadhurst is nearby with a wider range of social, retail and educational facilities including two well stocked metro style supermarkets and a number of shops for everyday needs, a further primary school and the highly regarded Uplands Community College.

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

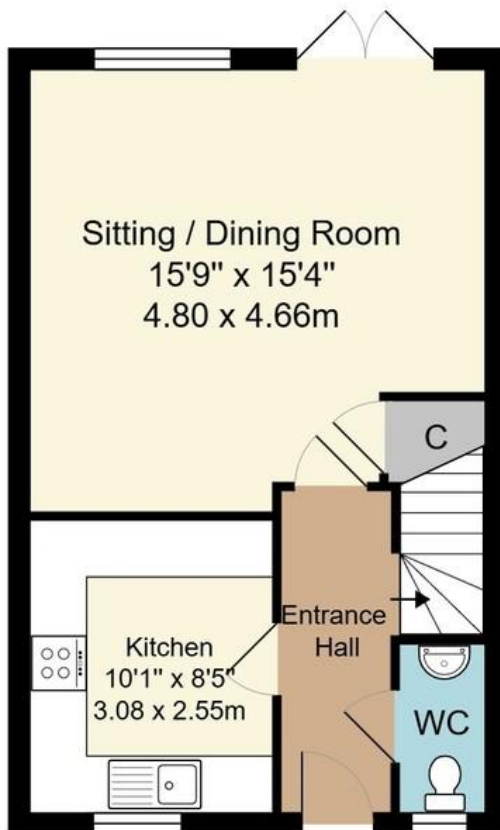
Services - Mains Water, Electricity & Drainage

Heating - Gas Central Heating from Communal Tank

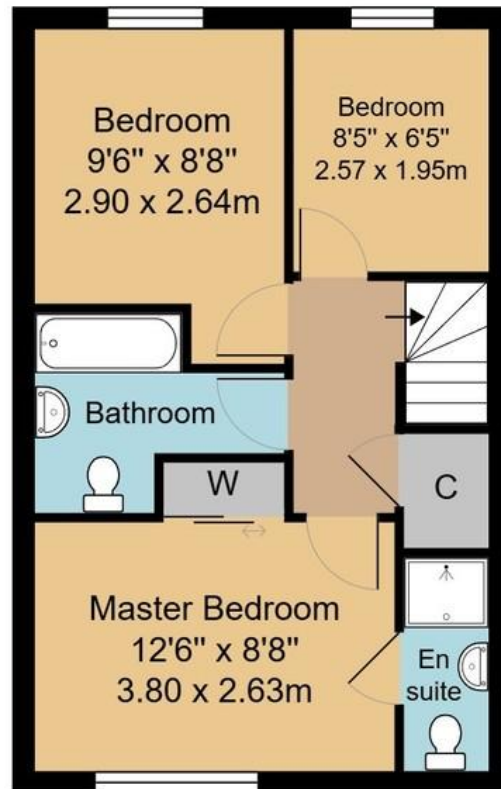
Rights and Easements - Annual payment of £260.00 for upkeep of road etc.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 840 sq. ft / 78.0 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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