

MERLEWOOD, GLENMORE PARK
TUNBRIDGE WELLS - £695,000



Merlewood

22 Glenmore Park,
Tunbridge Wells, TN2 5NZ

**Entrance Hall - Lounge/Diner With Living Flame Gas Fire -
Conservatory - Kitchen With Door To Garden - Bedroom
With En-Suite - Two Further Bedrooms - Bathroom - Front
Garden - Large Driveway Providing Off Road Parking -
Garage - Easterly Facing Rear Garden - No Chain**

A solid wooden front door opens into a spacious entrance hall, providing access to the main areas of the home. The hallway includes a large double coat cupboard, an airing cupboard with the hot water tank, and a loft hatch with a drop-down ladder and light for storage and roof access.

The main living area is a well-sized lounge/dining room, naturally lit by two windows and a double-glazed sliding door leading to the conservatory. It features a gas fire with a granite hearth and wooden surround, and two radiators.

The conservatory, fitted with double-glazed windows and doors under a corrugated roof, offers a quiet space overlooking the rear garden. A glazed door gives direct access outside, making it a useful extension of the living space. The kitchen is fitted with a range of wall and base units, work surfaces, and includes a gas hob, electric oven, and extractor fan. There is a one-and-a-half bowl sink with mixer tap and drainer, along with space and plumbing for a washing machine, dishwasher, and fridge/freezer. A tiled splashback is in place, with natural light from a rear window and a frosted glazed door to the garden. There are three bedrooms, all with built-in wardrobes. The main bedroom has windows on two sides and an en-suite shower room with a corner shower, wash basin, WC, radiator, and shaver point.

The family bathroom includes a panelled bath with mixer tap and shower screen, a wash basin, and WC. A front-facing window provides light, and a radiator keeps the space warm.

Outside, the property has a large private driveway with parking for several vehicles, a front lawn with a mature tree, and a private rear garden with lawn, patio, mature hedges, and an outdoor tap.

The double garage has an electric up-and-over door and three windows, offering both light and flexibility for use.



This type of property is rarely available in this area, and a viewing is recommended to see its full potential.

Solid wooden front door into:

ENTRANCE HALL:

Spacious hallway, double doors cupboard, loft hatch with drop down ladder and light, airing cupboard housing hot water tank.

LOUNGE/DINER:

Two secondary double glazed windows to side and double glazed sliding door to conservatory. Living flame gas fire with granite hearth and wooden surround. Two radiators.

CONSERVATORY:

Double glazed windows and doors with corrugated sheet roof, door to garden.

KITCHEN:

Fitted with a range of wall and floor cupboards and drawers with contrasting work surface. Gas hob with electric oven under and extractor hood above. One and a half bowl sink with mixer tap and drainer. Space and plumbing for washing machine, dishwasher and fridge/freezer. Tiled splashback. Secondary glazed windows to rear and frosted double glazed door to garden.

BEDROOM:

Secondary glazed windows to side and rear, built-in wardrobe, radiator.

EN-SUITE:

Fitted with a corner cubicle with thermostatic controls, WC, pedestal wash hand basin, radiator, shaver point. Secondary glazed window to rear.

BEDROOM:

Secondary glazed window to front, built-in wardrobe, radiator.

BEDROOM:

Secondary glazed window to rear, built-in wardrobe, radiator.

BATHROOM:

Panelled bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin, WC, radiator. Secondary glazed window to front.

OUTSIDE FRONT:

Large driveway providing off road parking, lawn, mature tree.

OUTSIDE REAR:

An easterly facing garden being mainly laid to lawn, patio, mature hedging giving privacy, outside tap.

GARAGE:

Double garage with electric up and over door, three windows.



SITUATION:

The property is located on Glenmore Park, off Broadwater Down giving especially good access to popular locations on the south side of the Town Centre including the Pantiles, Chapel Place, the old High Street and Mount Pleasant where a good number of independent retailers, restaurants and bars can be found. Beyond this, the mainline railway station is proximate with fast and frequent services to both London termini and the South Coast. Tunbridge Wells has a full range of shopping facilities at the Royal Victoria Place shopping centre, Calverley Road pedestrianized area and the North Farm Estate where a good number of the town's multiple retailers can be found. Tunbridge Wells has a good number of well regarded schools at primary, secondary, grammar and independent levels.

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

AGENTS NOTE:

Estate Agents Act 1979. Messrs. Wood & Pilcher for themselves and their staff declare an interest in this property as the vendor is an employee of Wood & Pilcher.

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



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

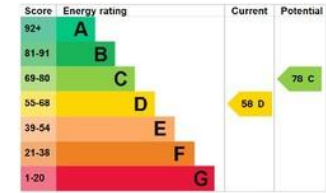
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BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Bungalow Approx. Gross Internal Area 1381 sq. ft / 128.3 sq. m
Approx. Gross Internal Area (Incl. Garage) 1679 sq. ft / 156.0 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.