

DOWN AVENUE

LAMBERHURST, TUNBRIDGE WELLS · GUIDE PRICE £600,000 - £625,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

3 Down Avenue

Lamberhurst, Tunbridge Wells, TN3 8HR

**Entrance Porch - Entrance Lobby - Lounge With Cast Iron
Burner - Contemporary Kitchen/Dining Room With Bi-Fold
Doors To Garden - Inner Lobby Area - Ground Floor
Cloakroom - Bedroom - Ground Floor Shower Room - First
Floor Landing - Two Bedrooms - Family Bathroom - Front
Garden - Generous Gravelled Off Road Parking Area -
Large Attractive Rear Garden**

Located in a peaceful cul-de-sac location on the fringes of Lamberhurst village, a beautifully improved and extended three bedroom attached property with generous parking, especially generous gardens, good living and entertaining space and benefiting from a good number of improvements under the current owners. A glance at the attached photographs and floorplan will give an indication as to the style and design of the property, the current owners have extended to the rear to create a large kitchen/dining space immediately open to the rear gardens and one of the ground floor rooms has been utilised as a third bedroom adjacent to a shower room, creating perhaps a suite for older relatives, visitors or teenage children. There are two further very good sized double bedrooms to the first floor and a large family bathroom. The large garden also benefits from an equally good sized detached shed/summerhouse.

Access is via a partially glazed stable door with four inset glass panels leading to:

ENTRANCE LOBBY:

Fitted coir matting, areas of fitted coat hooks, higher level storage cupboard housing electrical consumer unit with further storage space, stairs to the first floor. Door leading to:

LOUNGE:

Carpeted, two radiators, door to an understairs cupboard, picture rail, various media points. Ample space for large living room furniture and for entertaining. Inset cast iron solid fuel burner with stone hearth, wooden beam. This is open to:

KITCHEN/DINING ROOM:

A contemporary styled fitted kitchen with a woodblock work surface. Inset two bowl ceramic Butler sink with mixer tap over. Space for a freestanding electric Range cooker with feature tiled splashback and extractor hood over. Space for a large American style fridge/freezer and dishwasher. Good general storage space. Feature tiled floor, feature radiator, good areas of exposed brickwork, areas of exposed beams to the ceiling.



Space for a large dining table and chairs. Georgian style double glazed windows to the rear, inset Velux window and double glazed bi-fold doors to the rear gardens each with fitted blinds. Feature arch leading to:

INNER LOBBY AREA:

Feature tiled floor, areas of fitted coat hooks. Door leading to:

GROUND FLOOR CLOAKROOM:

Low level WC, wall mounted wash hand basin with tiled splashback and mixer tap over. Feature tiled floor, feature shelf, cornicing.

BEDROOM:

Carpeted, radiator. Space for a double bed and associated bedroom furniture. Door to walk-in cupboard with areas of fitted coat rails, fitted shelving and good general storage space. Dual aspect double glazed windows each with fitted blinds.

GROUND FLOOR SHOWER ROOM:

Corner shower cubicle with single head shower, wash hand basin with mixer tap over and storage below. Feature tiled floor, feature metro tiled wall, wall mounted electric radiator, space for washing machine and tumble dryer. Opaque double glazed window to the side with fitted blind.

FIRST FLOOR LANDING:

Georgian style double glazed windows to the front with a fitted blind, carpeted, areas of sloping ceiling, areas of exposed woodwork. Doors leading to:

BEDROOM:

Of an excellent size and with ample space for a large double bed and associated bedroom furniture, radiator, picture rail. Doors to under eaves storage area. Georgian style double glazed windows to the rear with attractive views across the large rear garden.

FAMILY BATHROOM:

Wall mounted wash hand basin with mixer tap over and storage below, low level WC, panelled bath with mixer tap over and single head shower attachment, walk-in shower cubicle with fitted glass screen, generous areas of metro tiling, single shower head. Tiled floor, metro style part tiled wall, wall mounted electric towel radiator, wall mounted backlit mirror fronted cabinet, inset spotlights to the ceiling, loft access hatch, extractor fan. Georgian style double glazed windows to the rear with fitted blind.

BEDROOM:

Carpeted, radiator. Good space for a double bed and associated bedroom furniture. Feature recess to the side of the chimney breast used as a wardrobe area. Door leading to further under eaves storage space. Georgian style double glazed windows to the rear with fitted blinds and attractive views across the large rear garden.

OUTSIDE FRONT:

The property enjoys an attractive, contemporary styled oak porch with brick base and a path leading to the road and a further path leading to a generous gravelled off road parking area with parking for three vehicles. The front garden is principally set to lawn with retaining hedging, a deep and well stocked shrub bed adjacent to the front of the property. Wood storage area. A side gate leads to the rear garden.



OUTSIDE REAR:

An especially large, attractive rear garden primarily laid to lawn with bin storage area, freestanding oil tank, good areas of raised decking adjacent to the bi-fold doors in the kitchen with generous space for garden furniture and entertaining. Detached greenhouse and retaining wooden fencing to either side with a large detached wooden shed to the rear, further areas of hardstanding and pleasing rural ambiance.

SITUATION:

The property is located on the fringes of Lamberhurst village in rural Kent. It has ready access to nearby local facilities which include a number of well regarded public houses and restaurants, a primary school and a village shop for every day needs. The larger village of Wadhurst is some 4 miles distant with its two metro style supermarkets and a far wider range of facilities for every day needs including dentist, doctors and cafes alongside a main line railway station. Tunbridge Wells itself is some 7 miles distant with a far wider range of social, retail and educational facilities. Lamberhurst is well placed for access to open Areas Of Outstanding Natural Beauty, Bewl Water and the A21 trunk road which leads to both the M25 and South Coast.

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, Electricity & Drainage

Heating - Electric

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

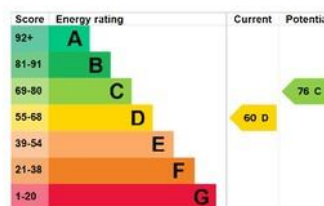
www.woodandpilcher.co.uk



First Floor



Ground Floor



Approx. Gross Internal Area 1148 ft² ... 106.7 m²

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.