



HUNTINGDON AVENUE
TUNBRIDGE WELLS - £850,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

22 Huntingdon Avenue

Tunbridge Wells, TN4 9EQ

Entrance Hall - Cloakroom - Kitchen With Integrated Appliances - Sitting Room With Bi-Fold Doors To Garden - Part Galleried Landing - Bedroom With En-Suite - Bedroom - Bathroom - Second Floor Landing - Bedroom - Two Allocated Parking Spaces - Southerly Facing Rear Garden

This beautifully presented modern home offers a perfect balance of style, comfort, and convenience, set within a highly desirable Tunbridge Wells location. Finished to a high standard throughout, the property combines sleek contemporary design with practical family living, complemented by landscaped gardens and private parking.

Upon entering through the composite front door, you are welcomed into a spacious entrance hall featuring a fitted coir mat, elegant Karndean flooring and ceiling spotlights that create a warm first impression. A large utility cupboard provides excellent storage with space and plumbing for a washing machine, while stairs rise to the first floor. A well-appointed cloakroom is also positioned off the hall, complete with a concealed cistern WC, wall-mounted wash hand basin with vanity storage, heated towel rail, and modern tiled finishes.

The kitchen is a striking contemporary space, fitted with a comprehensive range of high-gloss cabinetry, contrasting quartz worktops, and sleek glass splashbacks. A one-and-a-half bowl sink unit with mixer tap and draining grooves complements the premium finishes, while integrated appliances include an induction hob with concealed extractor, dual eye-level oven, microwave/grill, fridge/freezer, and dishwasher. A front-facing double glazed window allows natural light to flood the space, creating a bright and functional hub of the home.

To the rear, the sitting room is a generous and versatile living area, bathed in natural light thanks to full-width bi-fold doors that open directly onto the garden. This inviting space also benefits from a range of fitted bookshelves, a large understairs cupboard with automatic lighting, a radiator, and a digital thermostat.

The first-floor landing, part-galleried for added character, leads to two double bedrooms. The principal bedroom enjoys a front aspect, a range of built-in wardrobes with sliding doors, and a stylish en-suite shower room with a double walk-in enclosure, rainfall shower, concealed WC, and modern wall-mounted basin. A second bedroom to the rear is served by a beautifully finished family bathroom, complete with a panel-enclosed bath with concealed filler and handheld attachment, a concealed WC, heated towel rail, and tiled walls and flooring.

Stairs rise to the second floor where a further double bedroom offers excellent proportions, front aspect views, eaves storage, and built-in wardrobes. This level also houses a dedicated boiler room and generous eaves storage with automatic lighting.



Outside, the property enjoys a pretty southerly-facing rear garden designed in a charming cottage style, featuring a patio for entertaining, a shed, mature shrub borders, and a gate giving rear access. To the front, there are two allocated parking spaces, one conveniently located adjacent to the front steps and the other directly opposite.

Composite front door into:

ENTRANCE HALL:

Fitted coir mat, radiator, 'Kamdean' flooring, stairs to first floor, ceiling spotlights. Large utility cupboard housing space and plumbing for washing machine, shelving and consumer unit.

CLOAKROOM:

WC with concealed cistern, wall mounted wash hand basin with cupboard below, . Heated towel rail, tiled splashbacks, tiled flooring, ceiling spotlights, extractor.

KITCHEN:

Range of sleek gloss cabinetry with contrasting quartz work surface and glass riser and splashbacks. One and a half bowl sink unit with mixer tap and draining grooves. Induction hob with concealed extractor and dual eye-level oven and separate microwave/grill. Integrated fridge/freezer and dishwasher. 'Kamdean' flooring, radiator, ceiling spotlights. Double glazed window to front.

SITTING ROOM:

Bright and sunny room with bi-fold doors along the width of the room into the garden. Range of fitted bookshelves, radiator, large understairs cupboard with automatic lighting, digital thermostat.

LANDING:

Part galleried, radiator, stairs to second floor.

BEDROOM:

Double glazed window to rear, radiator.

BATHROOM:

Panel enclosed bath with wall mounted thermostatic controls and concealed filler, separate handheld attachment over bath and glass screen, WC with concealed cistern, wall mounted wash hand basin. Heated towel rail, tiled walls and flooring, shaver point, ceiling spotlights, extractor.

BEDROOM:

Double glazed window to front, radiator, range of built-in wardrobes with sliding doors.

EN-SUITE:

WC with concealed cistern, wall mounted wash hand basin, double walk-in shower with waterfall head and separate handheld attachment and thermostatic controls. Heated towel rail, tiled walls and flooring, ceiling spotlights, extractor. Frosted double glazed window to front.

SECOND FLOOR LANDING:

Door to boiler room housing hot water tank and wall mounted boiler. Door to large eaves storage with automatic lighting.

BEDROOM:

Double glazed window to front, radiator, eaves storage, built-in wardrobes with sliding doors.



OUTSIDE FRONT:

Two allocated parking spaces, one next to the front steps and the other opposite house marked '2'.

OUTSIDE REAR:

Pretty southerly facing cottage style gardens with patio and electrically operated awning which extends over the patio and path to gate giving rear access. Shed, flower beds and borders with mature shrubs and annuals, outside tap.

SITUATION:

The property enjoys a most convenient and attractive location on Huntingdon Avenue in St Johns, Tunbridge Wells. There are excellent local facilities including a bustling retail area with a small Sainsburys, a further Tesco Metro, a number of antique shops, a newsagents, a bakery, a couple of high regarded public houses and further restaurants. Beyond this the property is proximate to St Johns Recreation Ground and a host of especially well regarded primary, secondary and grammar schools including TWGGS. Tunbridge Wells town centre is a short distance to the south with a comprehensive range of shopping facilities at the Royal Victoria Shopping Mall and the Calverley Road pedestrian precinct. Tunbridge Wells has a mainline station offering frequent services to London & the South Coast. The town is renowned for its architecture, its independent retailers and the Pantiles & Common.

TENURE:

Freehold

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Restrictions - Private Road

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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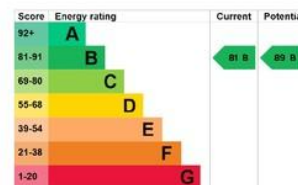
Email: tunbridgewells@woodandpilcher.co.uk

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

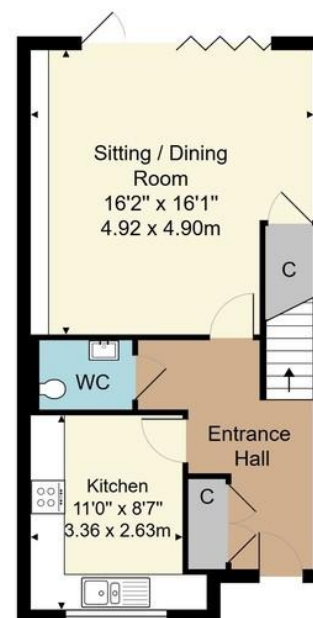
www.woodandpilcher.co.uk



Approx. Gross Internal Area
1372 ft² ... 127.4 m²



Second Floor



Ground Floor



First Floor

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.