



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Beautifully Presented Attached Home
- Two Large Bedrooms
- Open Plan Lounge/Kitchen Space
- Generous Gardens
- Private Driveway
- Energy Efficiency Rating: D

Courthope Avenue, Wadhurst

£420,000

woodandpilcher.co.uk

5 Courthope Avenue, Wadhurst, TN5 6BP

A most impressive and spacious two bedroom attached property in a peaceful location at the edge of Wadhurst village. A glance at the attached photographs and floorplan will give an indication to the quality and flow of this proposition. It has been the subject of an extensive refurbishment program under the current owner to include the opening out of the former kitchen and lounge, the inclusion of a former outbuilding and the installation of an attractive kitchen and bathroom. A new boiler has also been added and the house rewired. There is a ground floor cloakroom alongside a conservatory leading off of the kitchen. Externally, there is generous off road parking and spacious rear gardens with attractive views.

Access is via a partially glazed double glazed door with an inset opaque panel to:

ENTRANCE HALLWAY/UTILITY SPACE

Wood effect flooring, space for a washing machine and tumble dryer, areas of coat hooks, radiator, inset spotlights to ceiling. Double glazed window to the front with roller blind, double glazed window to the side and partially glazed double glazed door to the rear garden. Door leading to:

CLOAKROOM:

Wood effect flooring, low level WC, wall mounted wash hand basin with mixer tap over and storage below, areas of wooden panelling, towel radiator, extractor fan.

OPEN PLAN LOUNGE/KITCHEN/DINING AREA:

Feature wood effect tiled flooring throughout.

Kitchen: A range of contemporary wall and base units with a complementary work surface. Inset one and a half bowl sink with mixer tap over. Integrated dishwasher. Space for gas Range cooker with extractor over. Space for American style fridge/freezer. Island with five seating spaces and additional storage. Good general storage space, part tiled walls, radiator, inset spotlights to the ceiling. Two double glazed windows to the front each with roller blinds.

Lounge: Space for lounge furniture and entertaining, various media points, ceiling speakers, radiator, services cupboard. Double glazed door to front, double glazed window to front and double glazed windows to rear with fitted blinds. This is open to:

CONSERVATORY:

Double glazed panel construction with double glazed door to the rear garden, radiator, tiled floor.

FIRST FLOOR LANDING:

Carpet, inset spotlights to ceiling. Double glazed window to front with fitted blind.



BATHROOM:

Fitted with a panelled bath with fitted shower screen, mixer tap over, two shower heads, wall mounted sink with mixer tap over and storage below, low level WC. Feature tiled floor, part tiled walls, heated towel rail. Double glazed window to side.

BEDROOM:

Carpet, radiator, space for double bed and associated furniture. Double glazed window to rear with fitted blind.

BEDROOM:

Carpet, radiator, space for double bed and associated furniture. Double glazed window to rear and double glazed window to the front with fitted blind.

OUTSIDE FRONT:

Set to a private driveway with parking for 2/3 vehicles. External tap.

OUTSIDE REAR:

Patio to immediate rear of house, leading to generous lawn area with attractive views, wooden fencing, external storage unit.

SITUATION:

The property sits in a peaceful location in the village of Wadhurst. The village has a range of facilities including two mini supermarkets, a number of shops for everyday needs, some well regarded public houses and both primary and secondary schools. It also has a mainline railway station offering fast and frequent services to both London termini and the South Coast. The larger town of Tunbridge Wells is a little further distant with a far wider range of social retail and educational facilities. Other advantages in the area include good access to Bewl Water Reservoir, the A21 trunk road, the South Coast and beautiful areas of open Wealden countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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

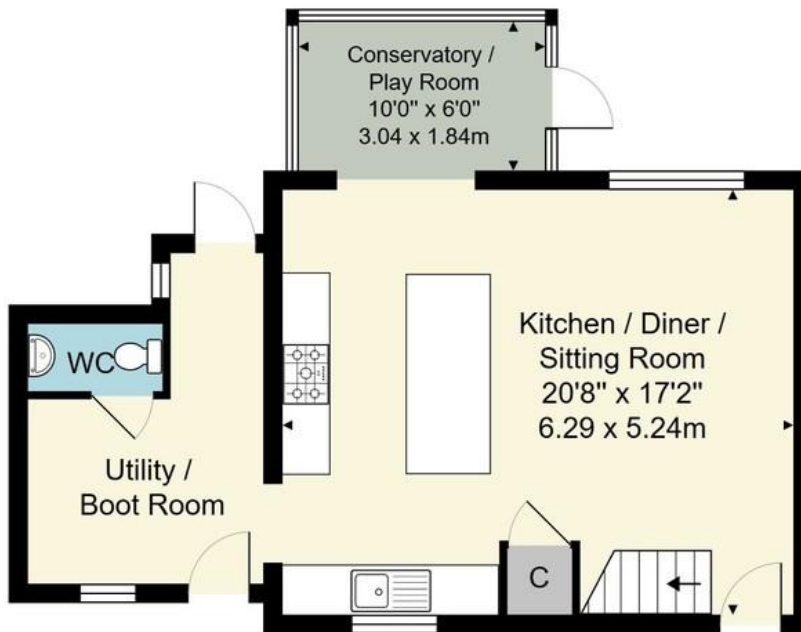
Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Approx. Gross Internal Area 910 ft² ... 84.6 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

