



**£625,000**

Plot 123 Silverdale Mews Silverdale Road, Tunbridge Wells, TN4 9HX

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Introducing 121 Silverdale Mews - A brand new, high specification, four-bedroom semi-detached town house in an exclusive, gated development of only 15 homes. Located within walking distance of High Brooms Station. VIEWING RECOMMENDED!

Located in the gated development of Silverdale Mews, Plot 121 is a brand new, traditionally built, 4-bedroom town house.

As you enter Plot 121 the entrance hall has doors leading to the kitchen/dining/living room, as well as a downstairs cloakroom and storage cupboard. At the heart of the home is an open plan kitchen/dining/living room with oak parquet Amtico flooring, large roof lantern and bi-folding doors leading out to the sandstone patio and turfed garden. While, to the front of the property, is a shaker style kitchen by Omega Kitchens.

To the first floor you will find a front aspect double bedroom, a rear aspect third bedroom, family bathroom and rear aspect fourth single bedroom. While to the second floor is the master bedroom with en-suite shower room.

The property also benefits from superfast fibre internet connection, an air source heat pump, electrically operated Velux roof lights, an electric car charger and 2 allocated parking spaces.

## Ground Floor

Oak parquet Amtico flooring with underfloor heating. The property is heated with a highly sustainable air source heat pump.

## Hallway

Hallway, with storage cupboard, leading to kitchen/dining/living room and W/C.

## Living/Dining Room

25'7" x 13'9" (7.8 x 4.2)

A versatile open plan living space with large roof lantern and bi-folding doors leading out to the patio.

## Kitchen

12'9" x 6'6" (3.9 x 2)

High quality white shaker style kitchen by Omega Kitchens with Silestone worktops and ceramic butler sink. Integrated Neff appliances include induction hob, hide and slide oven, microwave, dishwasher and washer dryer.

## W/C

White sanitaryware and chrome taps.

## First Floor

Stairs, landing and bedrooms are carpeted. The first floor is heated with radiators.

## Landing

Landing leading to three bedrooms and family bathroom.

## Bedroom 2

9'2" x 13'9" (2.8 x 4.2)

Front aspect double bedroom.

## Bathroom

8'10" x 6'6" (2.7 x 2)

Features include white sanitaryware with chrome taps, Amtico flooring, full height ceramic tiling, mirror cabinet with integrated shaving point, chrome heated towel rail and 180cm family shower bath.

## Bedroom 3

10'9" x 6'6" (3.3 x 2)

Rear aspect bedroom.

## Bedroom 4

7'6" x 6'10" (2.3 x 2.1)

Rear aspect single bedroom.

## Second Floor

Stairs, landing and bedrooms are carpeted. The second floor is heated with radiators.

## Landing

Leading to Bedroom 1, Bedroom 1's en-suite shower room and eaves storage.

## Bedroom 1

16'0" x 13'9" (4.9 x 4.2)

Front aspect double bedroom.

## En-suite to Bedroom 1

Features includes white sanitaryware with chrome taps, Amtico flooring, full height ceramic tiling, mirror cabinet with integrated shaving point and chrome heated towel rail.

## Outside

Sandstone patio with turfed rear and side garden. Allocated parking with EV charging point.

## Travel & Commuting

Ideally located within easy walking distance of High Brooms Station, Silverdale Mews is perfect for commuters. High Brooms Station offers a regular service to London Bridge (41 minutes), London Cannon Street (51 minutes) and London Charing Cross (52 minutes). Meanwhile, Tunbridge Wells and Tonbridge Stations are also accessible by car.

## Leisure

Silverdale Mews is located within walking distance of Grosevenor and Hilbert Park which is one of Tunbridge Wells oldest public parks. Recently updated with Heritage and Big Lottery Funding, the park boasts a large play area, a café, an ornamental lake, a bowling green, a hireable community Hub, two full size grass football pitches and a kick around area marked for 5-a-side football and basketball. Additionally, there is the Ancient Woodland, wetland area and community orchard just waiting to be explored.

The Tunbridge Wells Sport Centre offers a range of facilities and activities, including exercise classes, soft play sessions, a well equipped gym, four indoor courts and three pools. Additionally, in the locality there is a well regarded rock climbing gym and martial arts school.

The historic spa town of Tunbridge Wells offers a wide array of amenities, with an exciting mix of independent boutiques and high street favourites. Always more to explore - the town boasts substantial collection of coffee shops, restaurants and bars. The town also benefits from food fairs and markets.

The Trinity Theatre & Arts Centre hosts a varied programme of art exhibitions, theatre, films, dance, opera and music productions. While the Forum is renowned for its diverse evening events. Additionally, set against the stunning backdrop of the Georgian Colonnade in the heart of the historic Pantiles are the famous 'Jazz on the Pantiles' summer nights.

## Schooling

Silverdale Mews is within walking distance of St Johns Primary School. Recently rated Good by Ofsted, the report noted that 'the school values of honesty, respect, empathy, courage and inclusivity are woven through the fabric of daily life'.

Renowned for its state education, Tunbridge Wells boasts The Skinners School, Tunbridge Wells Grammar School for Boys and Tunbridge Wells Girls' Grammar School. Additionally, the faith based schools of Bennett Memorial and St Gregory's are also in the locality. In the neighbouring town of Tonbridge The Judd School, Tonbridge Grammar School for Girls and Weald of Kent Grammar School are also sought after.

## Photography

External photography is of the advertised property. Internal imagery is of a similar house type.

## Disclaimer

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