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- Semi-Detached House
- Two Double Bedrooms
- Kitchen/Breakfast Bar
- Patio and Lawned Garden
- Single Garage and Driveway For Several Cars
- Energy Efficiency Rating: D

Hazelwood Close, Tunbridge Wells

£320,000

woodandpilcher.co.uk

24 Hazelwood Close, Tunbridge Wells, TN2 3HW

Situated within a quiet cul-de-sac location is this two double bedroom, semi-detached home with plenty of parking and single garage. This ideal first time buy is offered chain-free and has ample potential for its next owner to update to their own desire. The house is set back from the road behind the lawned front garden. There is a lengthy driveway to the side of the house with parking for several cars.

You enter the house via an internal porch with space to hang coats and keep shoes. A second door leads you to the living room/dining room which is a generous space with a wide window at the front. There is an ornamental fireplace surround fitted with a gas supply allowing for a gas fire to be installed.

Beyond the living/dining room is the kitchen which offers ample high/low cabinets and worksurfaces. There is a breakfast bar for three people beneath the window that offers views over the rear garden. The kitchen comes included with a free-standing fridge/freezer, washing machine and dishwasher. There is an integrated electric fan oven, four-ring electric hob with extractor and one and half sink with drainer. A door from the kitchen takes you into the lean-to which in turn, opens onto the garden.

Back to the living/dining room and stairs lead you to the first floor landing where there is access to the partly boarded loft with ladder. Both bedrooms are great sizes with the master bedroom having two double wardrobes fitted along with a cupboard housing the immersion tank and offering linen storage. Bedroom two is another double room and offers free-standing wardrobes along with a free-standing tumble dryer.

Completing the first floor is the bathroom with a WC, wash basin with hot and cold taps, bath, chrome heated towel rail and a wide full width mirror. A frosted window offers natural light and ventilation.

Outside there is a block paved patio for dining and entertaining with a lawn behind and a shed tucked away in the corner. The garage is a generous size and has power, an up and over door along with a side door to the garden. The garage also offers potential for additional storage within the roof space.

Internal porch with new door.

Second door into:

SITTING/DINING ROOM:

Window to front overlooking front garden, understairs cupboard, pretty fireplace with surround and gas supply.

KITCHEN:

Wide window, door to garden, breakfast bar, fitted electric fan oven with 4 four ring electric hob and extractor fan, tall fridge



freezer, range of cupboards and drawers, one and a half sink with drainer, slim line dishwasher and washing machine.

BEDROOM:

Wide window to rear, two fitted double wardrobes, cupboard over stairs housing immersion tank with controls and linen shelving.

BATHROOM:

Bath with shower attachment, frosted window to side, heated towel rail, wc, hand wash basin with hot and cold taps, wide full width mirror.

LANDING:

Loft access, part boarded.

BEDROOM:

Double bedroom, wide double glazed window with deep window sill to front, free standing wardrobe, free standing tumble dryer.

OUTSIDE FRONT:

Lawned front garden, driveway to side suitable for several cars.

OUTSIDE REAR:

Block paved patio with lawn behind, outside lighting, garden shed, garage with up and over door, electrics, side door to garden, shelving, has potential for storage in roof space.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, a multiscreen cinema and bowling complex.

TENURE:

Freehold.

COUNCIL TAX BAND:

C.

VIEWING:

By appointment with Wood & Pilcher 01892 511311

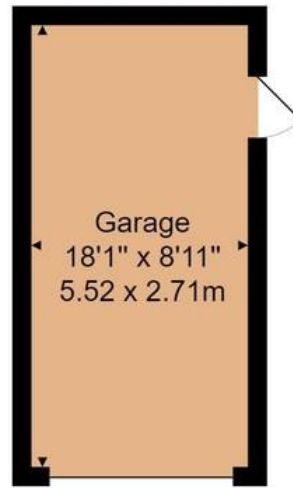
ADDITIONAL INFORMATION:

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

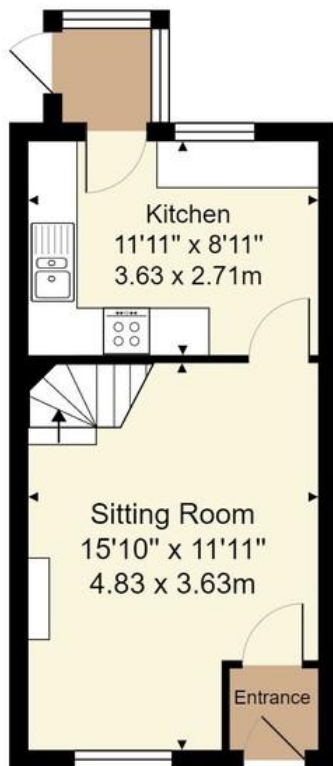


House Approx. Gross Internal Area
610 sq. ft / 56.7 sq. m

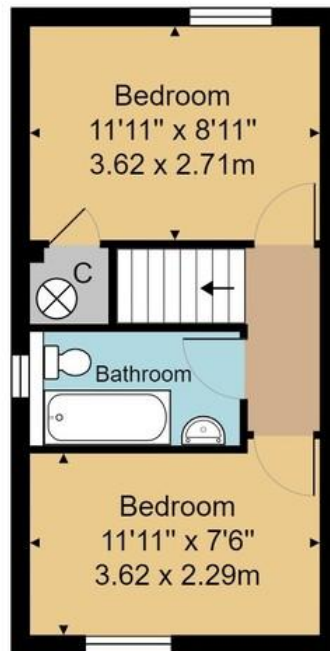
Garage Approx. Internal Area
161 sq. ft / 14.9 sq. m



Garage



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.

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