



RYMERS CLOSE TUNBRIDGE WELLS
GUIDE PRICE £600,000 - £650,000



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4 Rymers Close

Tunbridge Wells, TN2 3AQ

GUIDE PRICE £600,000 - £650,000. Set back from the road behind a large driveway and lawned front garden is this impressive family home. You step into the good sized, carpeted entrance hall with stairs to the first floor, understairs storage and doors to each of the ground floor rooms.

On your right is the downstairs study, with views onto the cul-de-sac and plenty of space for a desk and book shelving. Opposite the study is the dining room, with its charming parquet flooring and ample space for entertaining family and friends.

Flowing seamlessly from the dining room is the modern kitchen, with its array of eye and floor level cabinets. There is an integrated dishwasher, AEG double fan oven, washing machine and five ring gas hobs with extractor over. The kitchen has space for a tall fridge freezer and there is a one and a half bowl sink beneath the window, with lovely garden views. There is a breakfast bar with space for two stalls for casual dining and a door from the kitchen provides access to the garden.

The principal reception room is the living room and it's a generous space with fitted carpets, window and double doors onto the garden offering pleasant views and flooding the room with light. There is a fitted log burning stove and plenty of space for chunky furniture. Completing the ground floor is a useful WC with wash basin and window.

Stairs lead you to the first floor with its spacious landing giving access to each of the bedrooms and family bathroom. The master bedroom has been decorated in neutral colour and has light, fitted carpets, fitted wardrobes and windows looking onto the garden. There is an en-suite with a walk-in shower, WC, wash basin, bidet, chrome heated towel rail and LED lit mirrored cabinet. The three further bedrooms are again all good-sized double rooms, and all have the added benefit of fitted wardrobes. The family bathroom concludes the first floor and offers a bath with Aqualisa shower and glass folding screen, WC, wash basin and chrome heated towel rail.

Outside and the south-facing gardens are without a doubt the biggest attraction with this property. The house is situated within the largest plot in the road and has an expansive garden wrapping around to the side of the house. There is a good-sized patio which leads to a separate seating area and further patio, fantastic for entertaining and with a large lawn behind. The garden is full of colour and mature greenery to include olive trees and rose bushes. There is a working greenhouse and two sheds to the side of the garden which in turn wraps around the house offering another spacious area: perfect for a growing family! The garden has access to the front of the house via two gated paths and provides rear access to the double garage which has fitted electrics and automated roller door. The front of the house has ample parking on the large driveway whilst additional parking is available on the road, restriction free.



Entrance Hall - Sitting Room - Dining Room - Kitchen/ Breakfast Room - Study/
Reception - Cloakroom - Main Bedroom with Ensuite - Three Further Bedrooms -
Family Bathroom - Garage & Driveway Parking - Front & Rear Gardens

ENTRANCE HALL:

Stairs to the first floor, radiator, understairs cupboard.

SITTING ROOM:

Double glazed window with rear aspect and double doors opening to garden,
radiator, log burner.

DINING ROOM:

Two double glazed windows to front, radiator, double doors to kitchen and door to
sitting room.

STUDY/ RECEPTION:

Double glazed window to front, radiator.

KITCHEN:

Fitted with a range of wall and floor cupboards and drawers with a matching
worksurface and tiled splashbacks with integrated washing machine, dishwasher and
space for a fridge/ freezer. Gas hob and electric double oven, 1 1/2 sink unit with
mixer tap and drainer, sash windows to rear, frosted door to side, tiled floor, ceiling
spotlights. Breakfast bar with space for two stalls for casual dining.

CLOAKROOM:

Window to side, WC, wall mounted basin.

LANDING:

Loft Hatch

BEDROOM:

Two double glazed windows to rear, radiator, built in wardrobe.

ENSUITE:

Window to side, hand wash basin, bath with mixer tap and shower attachment, WC,
tiled walls, radiator.

BEDROOM:

Double glazed window to rear, radiator, built in wardrobe and airing cupboard.

BEDROOM:

Double glazed window to front, radiator, built in wardrobe.



BEDROOM:

Two double glazed windows to front, radiator, built in wardrobe.

BATHROOM:

Sash window to side, bath with separate thermostatic shower over with glass screen, hand wash basin, WC, tiled walls, radiator.

GARAGE:

Single garage with up and over door, power & light.

OUTSIDE FRONT:

Small section of lawn and footpath with steps up to front door, driveway providing parking for one/ two cars and access to garage

OUTSIDE REAR:

Mainly laid to lawn with flower beds and borders containing mature shrubs and trees, patio, outside tap, side access.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment 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

Heating - Gas Fired Central Heating

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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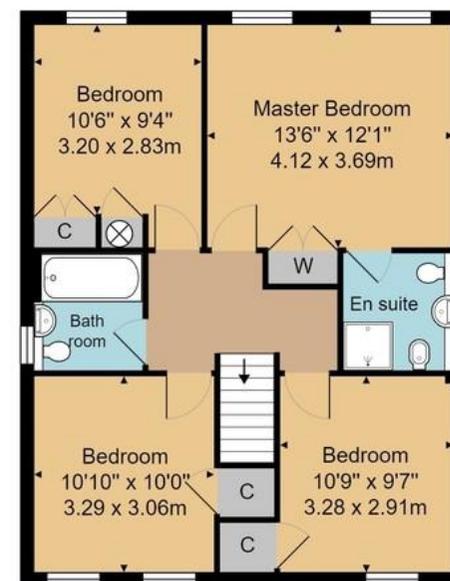
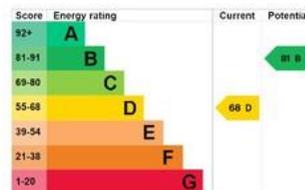


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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First Floor



Ground Floor

House Approx. Gross Internal Area
1392 sq. ft / 129.3 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1674 sq. ft / 155.5 sq. m