

SANDHURST PARK  
TUNBRIDGE WELLS  
£500,000





# 7 Sandhurst Park

7 Sandhurst Park,  
Tunbridge Wells, TN2 3SU

**A well presented four bedroom family house with accommodation over three floors, offering en-suite and family bathroom, large kitchen/ diner, south-facing garden, off road parking and just 0.4 miles to the main line station.**

Rarely available is this spacious townhouse offering versatile accommodation in a quiet location less than half a mile from the main line station. The property is approached over a broad driveway which will provide ample off road parking and the front doors opens into a welcoming entrance hall. On the ground floor is the kitchen/ dining room which affords direct access to the south facing garden via sliding doors. There is a cloakroom, and the garage which is currently used as a storage space but could easily be converted (SSTP). On the first floor is the 18' living room with lots of windows flooding the room with light and offering scenic views. Also on this floor is the master bedroom with built in wardrobes and an en-suite bathroom. On the top floor there are three further bedrooms with two being good size double rooms and a family bathroom. Externally the south facing garden is mainly laid to lawn, with a good size patio and mature shrubs. This property has a lot to offer any new or growing family and we have no hesitation in recommending a viewing.

## **ENTRANCE HALL:**

Double glazed front door with frosted panels leading to entrance hall. Cupboard housing tumble dryer, floor mounted boiler, cupboard housing washing machine with space for coats. Stairs to first floor, radiator, wood effect floor, door to:-





**CLOAKROOM:**

WC, corner basin with splash back, extractor, radiator, wood effect floor.

**KITCHEN/DINER:**

Sliding double glazed door to garden, wood effect floor, radiator, open to

**KITCHEN:**

Range of wall and floor cupboards with laminate worksurface, space for fridge freezer, five ring gas hob with extractor hood, double electric oven under, space for dishwasher, double glazed window to front, wood effect floor, ceiling spots, one and half sink unit, with mixer tap and drainer, tiled splashback.

**STAIRS:**

Turning staircase, galleried landing, radiator

**LOUNGE:**

Two double glazed windows to rear, two radiators, ceiling spots.

**BEDROOM:**

Double glazed window to front, radiator, two built in wardrobes.

**EN-SUITE:**

Bath with mixer tap, thermostatic heated shower, over bath with glass screen, basin set into vanity unit with tiled splashbacks, under floor heating.

**SECOND FLOOR LANDING:**

Skylight, part galleried landing, large airing cupboard.

**BEDROOM:**

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

**BEDROOM:**

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





**BEDROOM:**

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

**BATHROOM:**

Frosted double glazed window to front, bath with telephone style mixer taps, and separate thermo shower, WC with concealed cistern, basin mounted vanity unit, tiled splashbacks, heated towel rail, shaver point.

**GARAGE:**

Boarded up so no vehicular access but is a good size storage space.  
Could be converted to provide a further reception room or bedroom.

**OUTSIDE:**

South facing garden with patio area, steps down to lawn, mature trees and shrubs, shed, right of access at rear of garden via communal path.

**FRONT:**

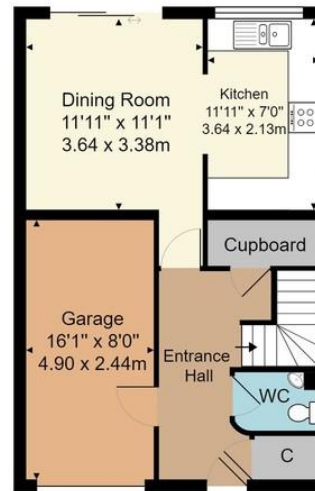
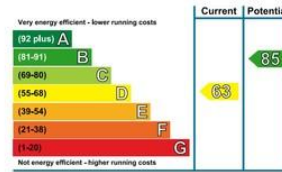
Off road parking for two cars.

**TENURE:**

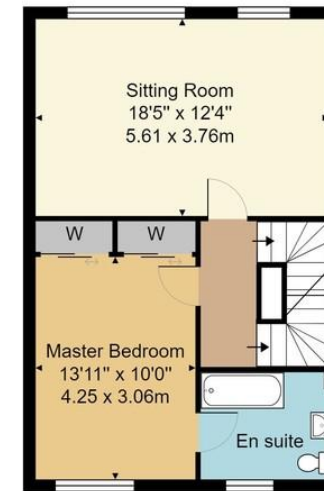
Freehold

**VIEWING:**

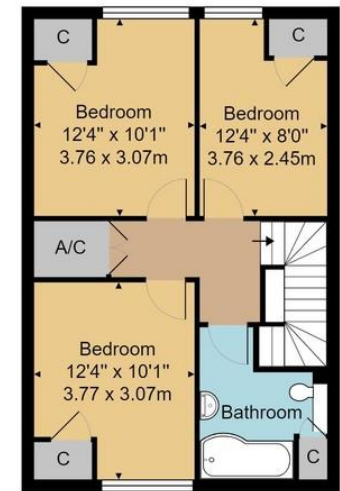
By arrangement Wood & Pilcher 01892 511311



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1592 ft² ... 147.9 m²

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

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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