



THE GREEN
TUNBRIDGE WELLS - OFFERS OVER £465,000



14 The Green
Tunbridge Wells, TN2 3FT

Extremely Sought After & Popular Development -
Entrance Hall - Downstairs Cloakroom - Large Open Plan
Kitchen, Dining & Living Space With Fitted Appliances &
Built-In Dining & Living Room Furniture - Two Bedrooms
On The First Floor With Access To Family Bathroom -
Second Floor Principal Bedroom With Separate Shower
Room - Gas Central Heating Via Radiators - Double
Glazing - Mixture of Amtico Wood Effect Flooring &
Fitted Carpets - Fully Enclosed Rear Garden With
Artificial Grass For Low Maintenance - Two Allocated
Parking Spaces

This extremely well presented three bedroom mid terrace townhouse is situated within an extremely popular and sought after development. The property itself benefits from a wide range of contemporary finishes and design features with two off-road parking spaces and an easy to maintain, fully enclosed garden. Other features include a well equipped kitchen area with fitted appliances, downstairs cloakroom, an open plan dining and living space with French doors opening to the rear garden. There are three good sized bedrooms and a separate shower room and bathroom which is ideal for any busy family. Heating is from a gas fired boiler with radiators and many of the double glazed windows have been fitted with blinds. As there were only a limited number of this style of home built on this development interested buyers should arrange an immediate appointment to view to avoid disappointment.

The accommodation comprises. Entrance door with glazed panel to:

ENTRANCE HALL:

Amtico wood effect flooring, single radiator, power points.

DOWNSTAIRS CLOAKROOM:

White low level WC, wall mounted wash hand basin with vanity mirror. Amtico wood effect flooring, single radiator, extractor fan.

OPEN PLAN KITCHEN, LIVING & DINING AREA:

Kitchen Area. This is fitted with a range of wall and base units with worktops over comprising of a stainless steel one and a half bowl single drainer sink unit with mixer tap.



Integrated fridge/freezer, washer/dryer, dishwasher, electric oven and hob with fan above. Wood effect flooring, built-in crockery unit with glazed display cabinets with base cupboard concealing radiator. Concealed wall mounted 'Ideal' gas fired boiler, ceiling downlights. Window to front.

Living Space: Fitted with matching wood effect flooring, TV point, power points. Understairs storage cupboard. Attractive media wall with built-in storage. French doors with side windows having fitted blinds open to the rear garden.

Stairs from entrance hall to FIRST FLOOR LANDING:
Single radiator, power point.

BEDROOM 2:

Window to rear with fitted blinds, single radiator, fitted double wardrobe with mirrored sliding doors, hanging rails and drawers, built-in desk and book shelving with additional high level storage cupboards.

BEDROOM 3:

Window to front with fitted blinds, power points, built-in wardrobes, single radiator.

FAMILY BATHROOM:

White suite comprising of a panelled bath with mixer tap, plumbed in shower, glazed shower screen, tiled shower area, low level WC, wash hand basin with mixer tap. Mirrored cabinet, shelf and vanity mirror. Tiled floor, towel rail/radiator, extractor fan ceiling downlights.

Stairs from first floor landing to SECOND FLOOR LANDING:

Large walk-in storage cupboard.

BEDROOM 1:

Single radiator, power point, large built-in cupboard and wardrobe with sliding mirrored doors. Dormer window to front with fitted blinds. Access to loft space.

SHOWER ROOM:

White wall mounted wash hand basin with mixer tap, low level WC, corner shower cubicle with plumbed in shower. Tiled floor, shaver point, vanity mirror, built-in cupboards, chrome towel rail/radiator.



OUTSIDE REAR:

Paved patio and pathway leads to a fully enclosed garden with fencing to boundary, laid to artificial grass for ease of maintenance rear gate.

OUTSIDE FRONT:

Small garden area, attractively landscaped with path to entrance.

PARKING:

Two allocated parking spaces one to the front and one to the rear.

TENURE:

Freehold

Estate Service Charge - currently £450.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

D

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

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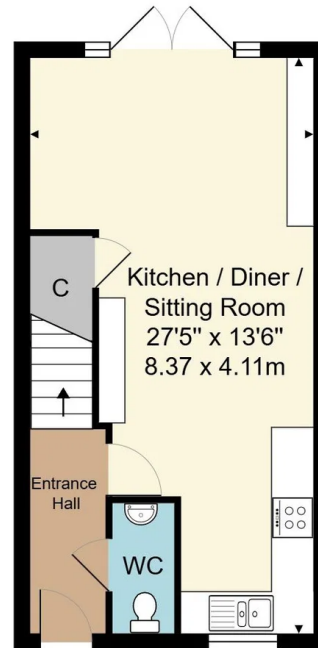
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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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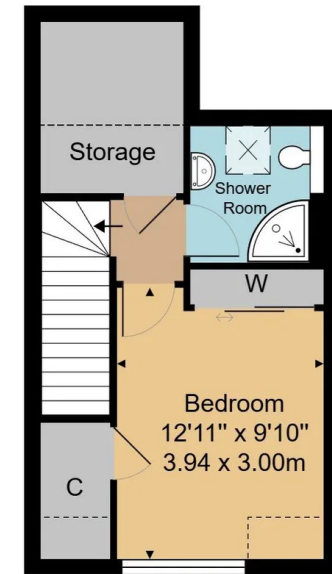
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1053 ft² ... 97.8 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.