

HEDGEROW LANE

TUNBRIDGE WELLS - GUIDE PRICE £375,000 - £400,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

4 Hedgerow Lane
Tunbridge Wells, TN2 3FS

Hallway - Cloakroom - Sitting Room With Doors To Garden - Modern Kitchen - First Floor Landing - Two Double Bedrooms - Bathroom - Rear Garden - Allocated Parking

A modern and very well presented two bedroom semi detached house, situated on the Knights Park development. The property is offered chain free with a private garden, allocated parking, air conditioning, cloakroom and two double bedrooms.

Front door to **HALLWAY:**
Engineered wooden floors, radiator, inset spotlights, storage cupboard, doors to:

CLOAKROOM:
Push flush low level WC, radiator, wall mounted wash hand basin with chrome mixer taps, extractor.

SITTING ROOM:
Engineered wooden floors, wall mounted air-conditioning unit, shutters, double glazed window to rear aspect, double glazed patio doors to rear garden.

KITCHEN:
Fitted with a modern range of wall and base units with worktops over. One and a half bowl stainless steel sink unit with mixer tap, built-in washing machine, built-in fridge freezer. Neff gas hob and electric oven. Engineered wooden floors, extractor hood. Space for dining table. Double glazed window to front.

Staircase to **FIRST FLOOR LANDING:**
Access to loft, storage cupboard housing 'Vaillant boiler'. Doors to:

BEDROOM ONE:
Sliding mirror fitted wardrobes, two double glazed windows to rear aspect, radiator.

BEDROOM TWO:
Storage cupboard, radiator, two double glazed windows to front, shutters.







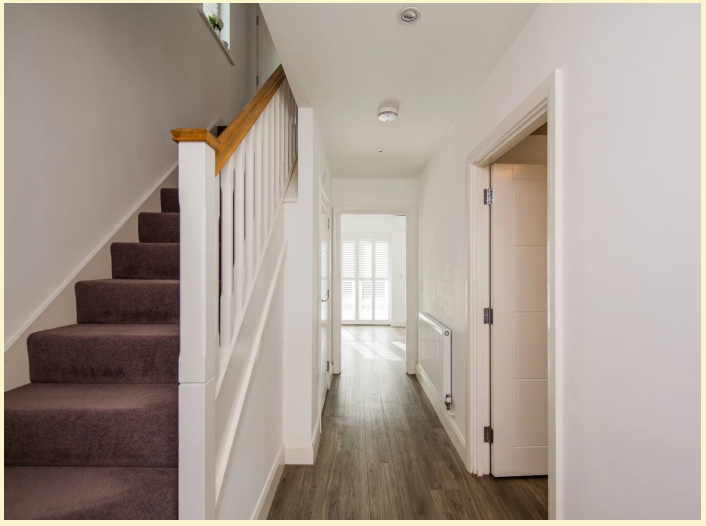
BATHROOM:
White suite comprising panel enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin with chrome mixer taps, shower screen, push flush low-level WC. Part tiled walls, engineered wooden flooring, extractor, heated towel rail.

OUTSIDE REAR:
Part lawn/part paved, small storage shed, rear access gate.

SITUATION:
Located on Knights Wood - a development by Dandara New Homes - the property benefits tremendously from its ready access to local shops and amenities, a town square, beautiful green spaces and the most appealing woodland setting surrounding the development itself. Knights Wood is a great place from which to enjoy Royal Tunbridge Wells. With the Nuffield Health Club, a multi screen cinema and successful retail park all located just a short walk away. The town centre hosts a fine selection of restaurants, theatres and shops - from High Street stores to specialist independent retailers - many of which can be found in the Pantiles with its attractive Georgian architecture. There is an outstanding selection of quality secondary schools in Tunbridge Wells and the surrounding area. However for families of younger children, the Skinners Kent Primary School is a premium, purpose built facility located at Knights Wood. There are two railway stations near to Knights Wood - High Brooms and Tunbridge Wells. Both provide trains into central London. For Knights Wood residents, there is an exclusive shuttle bus to High Brooms station providing a two hour a.m. and p.m. service. Knights Wood is also served by the Centaur commuter coach, with a regular timetable to Canary Wharf and London.







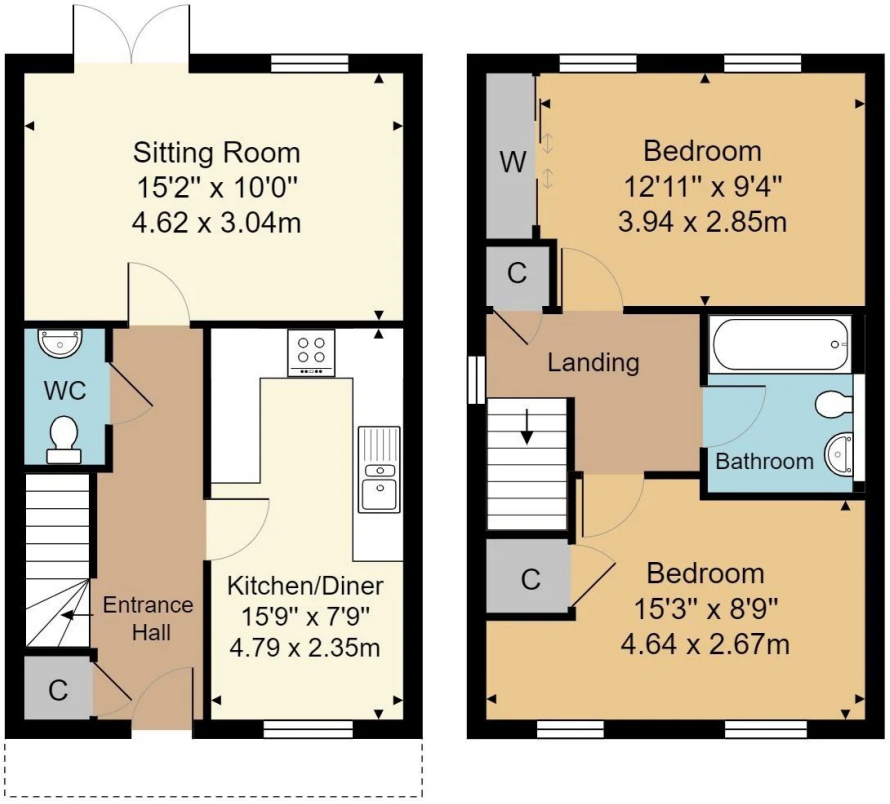
TENURE:
Freehold

COUNCIL TAX BAND:
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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 Central Heating





Ground Floor **First Floor**

Approx. Gross Internal Area 791 sq. ft / 73.5 sq. m

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.

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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