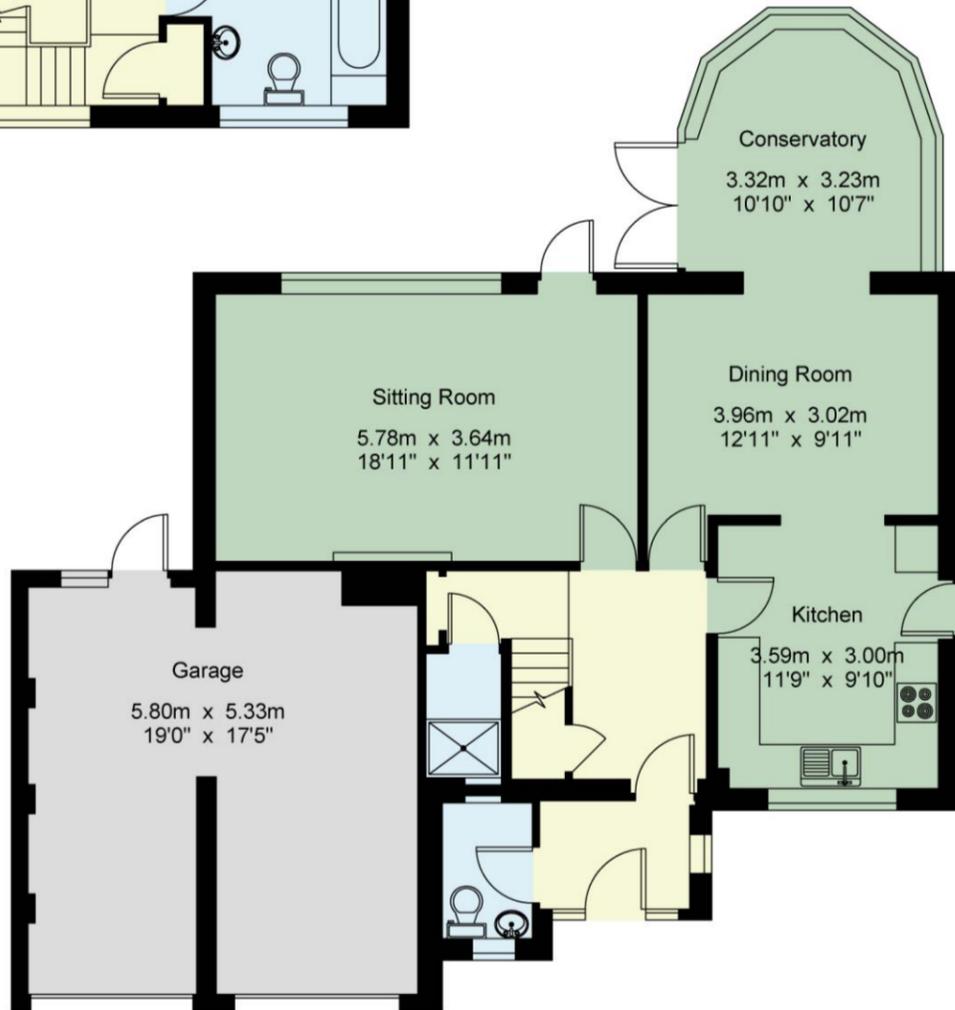


First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



15 Old Gardens Close

Tunbridge Wells, TN2 5ND



A well-maintained spacious 4 bedroom detached family house located in a sought-after cul-de-sac on the favoured southern side of the town just over a mile from the mainline station. The property is presented in excellent decorative order and is being sold with the benefit of No Forward Chain.

Enclosed Porch, Cloak/Utility Room, Hall, Sitting Room, Dining Room, Kitchen, Conservatory, 4 Double Bedrooms, Family Bathroom, Shower Room, Gas Fired Central Heating, Double-Glazed Windows, Double Garage, Front Garden with Multiple Off-Road Parking, Side Gate, established Rear Garden.

Guide price £800,000 - £825,000 Freehold *No Forward Chain*



15 Old Gardens Close

Gross Internal Area : 171.2 sq.m (1842 sq.ft.)



For Identification Purposes Only.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



- ◆ Wide arch leads through to dining room with wood parquet flooring and door into the hall and square arch into a vaulted conservatory with double-glazed windows and pair of doors leading out to the garden.
- ◆ Recess off the hall with coat hanging area and shower room with separate shower cubicle and towel rail.
- ◆ Attractive staircase leading to the first floor landing with airing cupboard with insulated hot water tank, double-glazed window to the front with far-reaching views across the town.
- ◆ All four first floor bedrooms are double in size and have attractive outlooks.
- ◆ Bathroom with modern suite of panelled bath with shower attachment glass screen tiled surround, washbasin with cupboards beneath, low-level WC, chrome towel rail, shaver point, and windows to the front.

Outside

- ◆ Double garage with 2 up-and-over doors also housing circuit breaker gas and electric meters, fixed workbench and door to the rear garden.
- ◆ Front: well-established garden laid to lawn with lavender and shrub borders, mature Hawthorn tree and ornamental pond.
- ◆ Herringbone brick drive providing good off road parking.
- ◆ Gate on the right hand side of the house leads to the rear garden.
- ◆ Access to the rear garden can also be made from the sitting room and conservatory onto a paved patio area with steps up to the main area of garden which is laid to lawn and affords a high degree of privacy.
- ◆ Mature shrubs and trees including Camelia, Magnolia and Rhododendron which put on a stunning display in season.

Practicalities

- ◆ Well-maintained property with immediate occupation available subject to contract.
- ◆ Excellent potential for remodelling or extension subject to usual consents.
- ◆ Double-glazed windows, gas-fired central heating and all mains services connected.

Location

- ◆ Quiet cul-de-sac location ideally suited to buyers who wish to have easy access out to countryside yet wish to be within walking distance to the historic Pantiles, Lower High Street with its independent shops, cafes and restaurants plus the central station all around a mile away.
- ◆ The Bull public house and independently run TN2 Food and Wine shop are a short walk away.

Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk



Property Description

- ◆ Substantial detached 4 bedroom family house in sought-after cul-de-sac location.
- ◆ Light and spacious rooms with further potential for enlargement if required subject to consents.
- ◆ Elevated position with views across Tunbridge Wells.
- ◆ Attractive wood parquet flooring to the hall and main reception areas.
- ◆ Private and well-established garden.
- ◆ Herringbone brick drive providing multiple off-road parking and path to front door.
- ◆ Enclosed porch (Amtico flooring).
- ◆ Cloakroom with modern suite comprising low-level WC, washbasin with cupboard underneath, space and plumbing for washing machine.
- ◆ Spacious inner hall featuring the parquet wooden flooring, attractive staircase with galleried landing, useful understairs cupboard.
- ◆ Well-proportioned sitting room with feature fireplace and large double-glazed picture window plus door leading out to the garden, wood parquet flooring.
- ◆ Well-fitted kitchen with solid wooden worksurfaces, stainless steel sink and drainer beneath window with attractive outlook to the front.
- ◆ Comprehensive range of soft-closing cupboards and drawers, appliances include integrated Bosch dishwasher, Bosch ceramic hob with matching Bosch oven beneath, stainless steel splashback and concealed extractor above, Bosch fridge with freezer beneath.
- ◆ Cupboard housing Valiant Gas Fired Boiler providing central heating and domestic hot water, further cupboard beneath and double-glazed door to the outside.