



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached Bungalow
- Three Bedrooms
- Potential to Extend, STPP
- Enclosed Gardens
- Long Drive and Garage
- Energy Efficiency Rating: D

**Cavendish Drive, Tunbridge Wells**

**GUIDE £500,000 - £525,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 28 Cavendish Drive, Tunbridge Wells, TN2 5DX

Located in a pleasant and peaceful residential area surprisingly close to the southerly side of Tunbridge Wells town centre, a three-bedroom semi detached bungalow with generous entertaining space, a large driveway and further garage, attractive enclosed gardens and with excellent potential for extending up and to the side, subject to permissions being obtainable. As currently arranged, the property has a good sized reception hallway with a principal bedroom to the front and two further bedrooms to either side, with one currently being used as a dining room. There is a contemporary kitchen towards the rear, a further family bathroom and w/c and a large lounge with views towards the enclosed rear gardens.

Access is via a partially glazed double glazed door with an inset opaque panel, leading to:

### ENTRANCE HALLWAY:

Wood effect flooring, radiator, cornicing, various media points. Doors leading to:

### BEDROOM:

Carpeted, radiator, cornicing, various media points. Space for a double bed and associated bedroom furniture. Bay window to front comprised of several sets of leaded double glazed windows.

### DINING ROOM/BEDROOM 3:

Carpeted, radiator, cornicing. Space for bed and associated bedroom furniture or dining table and chairs. Double glazed window to front.

### BEDROOM:

Carpeted, radiator, cornicing. Space for bed and associated bedroom furniture. Double glazed windows to side.

### WC:

Low level WC, tiled floor, part tiled walls, cornicing. Opaque double glazed window to the side.

### SHOWER ROOM:

Pedestal wash hand basin, corner shower cubicle with single head shower. Tiled floor, part tiled wall, radiator, cornicing, electric shaver point. Opaque double glazed window to the side.

### KITCHEN:

Fitted with a range of wall and base units with a complementary work surface. Single bowl stainless steel sink with mixer tap over. Space for gas oven, fridge and freezer. Tiled floor, part tiled wall, cupboard housing boiler with areas of shelving and space for washing machine.



Good general storage space. Partially glazed, double glazed door to the rear and double glazed window to the side.

**LOUNGE:**

Of a very good size and with ample room for lounge furniture and entertaining. Feature gas fireplace, various media points, radiator. Bay window comprised of several double glazed panels.

**OUTSIDE FRONT:**

A low maintenance front garden set primarily to artificial grass with mature rose and shrub borders and areas of picket fencing. Two off road parking spaces in front of the side gate with two further spaces beyond the gate in front of the detached garage.

**OUTSIDE REAR:**

Of a good size and with a low maintenance patio area to the rear and a path leading to the front garden. Mostly laid to lawn with generous shrub beds, a detached shed, an external storage unit, detached greenhouse and with a lower maintenance, higher level set to artificial grass.

**SITUATION:**

The property is located close to Farmcombe Road in a popular residential area towards the southerly side of Tunbridge Wells. To this end it offers excellent access to both the main line railway station and an excellent run of primarily independent retailers and restaurants located between the Pantiles and Mount Pleasant. Tunbridge Wells itself has a wide range of social and retail facilities with two theatres, a number of sports and social clubs and further multiple opportunities primarily at the Royal Victoria Place shopping Precinct and nearby North Farm Estate. The property is located close to Claremont School and proximate to a good number of well regarded further schools of primary, secondary independent and grammar levels.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

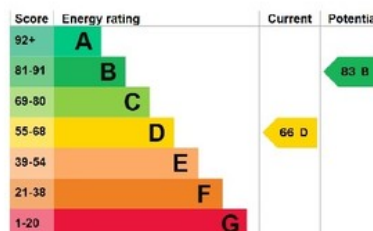
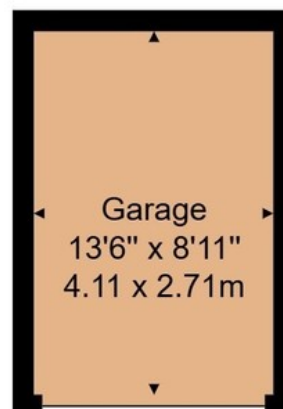
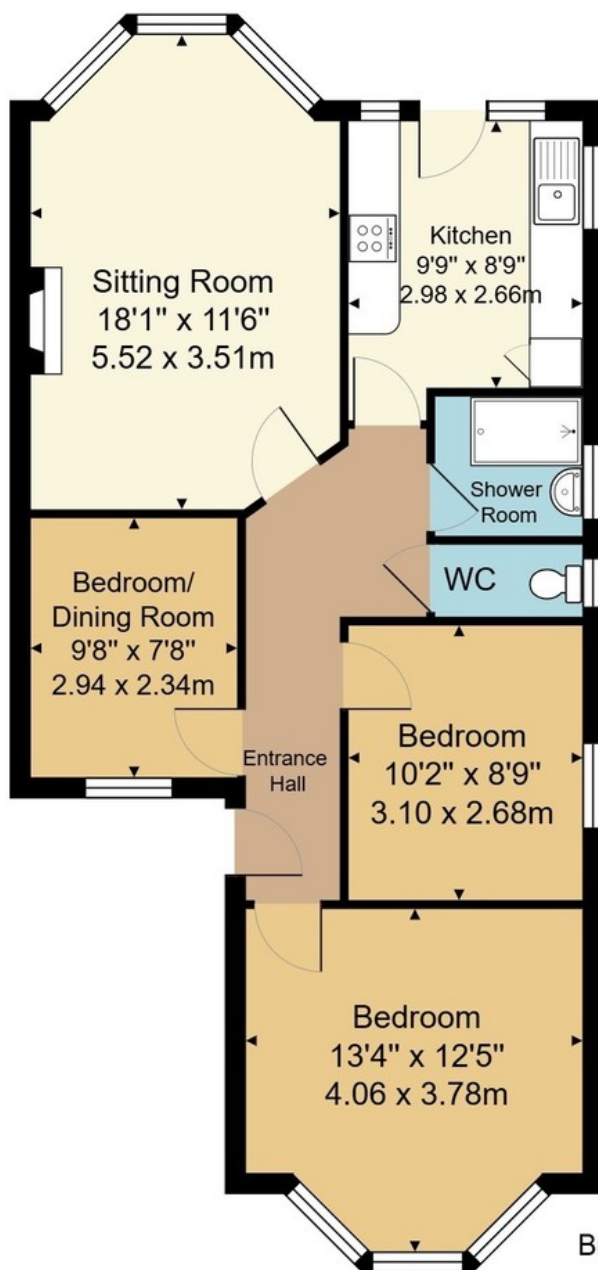
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Bungalow Approx. Gross Internal Area  
721 sq. ft / 67.0 sq. m

Garage Approx. Internal Area  
120 sq. ft / 11.1 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

