



REDLEAF CLOSE

TUNBRIDGE WELLS - GUIDE PRICE £550,000 - £575,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

15 Redleaf Close
Tunbridge Wells, TN2 3UD

Entrance Hallway - Large Dining Room - Contemporary
Kitchen - Media Room/Reception Two - Utility Space -
Cloakroom - Lounge With Feature Fireplace - First Floor
Landing - Bedroom With En-Suite - Three Further
Bedrooms - Family Bathroom - Low Maintenance Front
Garden - Driveway & Electric Car Charging Point -
Generous Private Rear Garden

An extremely well presented detached family home in a peaceful and pleasant cul de sac location adjacent to the award winning Grosvenor and Hilbert Park. The property has been dramatically modernised and improved in recent years to include a conversion of the old garage into a family room with a further utility, the installation of new, contemporary kitchen and bathroom/en-suite facilities, new flooring and heating systems and a feature fireplace to the lounge. A glance at the attached photos will give a good indication of the quality of work undertaken. There are also four double bedrooms to the first floor. Externally, the house has a private driveway and generous gardens backing onto the aforementioned park. A beautiful and most pleasant location.

Access is via a partially glazed double glazed door with two inset opaque panels leading to:

ENTRANCE HALLWAY:

Good areas of wood effect flooring, open to:

LARGE DINING ROOM:

Good areas of wood effect flooring, space for a large dining table and chairs, two feature radiators, stairs leading to the first floor, wall mounted thermostatic control. Partially glazed double glazed door with inset opaque panel and double glazed window to the side with fitted remote controlled blind. This is open to:





KITCHEN:

Of a contemporary style and fitted a range of contemporary wall and base units with a complementary worksurface. Good general storage space. Integrated double electric oven, integrated microwave and inset five ring gas hob with feature tiled splashback and extractor hood over. Integrated dishwasher. Inset sink with mixer tap over. Vinyl floor, low level plinth heater, inset spotlights to the ceiling. Double glazed window to the front with fitted remote controlled roller blind.

MEDIA ROOM/RECPTION 2:

Carpeted, feature radiator, space for lounge furniture and for entertaining. Higher level window to the side with a fitted remote controlled blind.

UTILITY SPACE:

Vinyl floor, areas of exposed brickwork. Space for washing machine and tumble dryer. Range of wall and base units with a complementary worksurface. Inset sink with mixer tap over. Wall mounted 'Logic' boiler and large water cylinder.

CLOAKROOM:

Low level WC, wall mounted wash hand basin with tiled splashback and storage below. Vinyl floor, wall mounted towel radiator. Opaque double glazed window to the side.

LOUNGE:

Good areas of wood effect flooring and ample space for lounge furniture and for entertaining. Two feature radiators, various media points. Recessed television space with further room for sound bar and higher level feature lighting. Feature fireplace with gas effect flames. Partially glazed double glazed door alongside further double glazed sliding doors both leading to the rear garden.

FIRST FLOOR LANDING:

Carpeted, feature radiator, loft access hatch. Opaque double glazed window to the side.

BEDROOM:

Currently used as a home office. Carpeted, feature radiator. Space for office furniture or for a large bed and associated bedroom furniture as applicable. Double glazed window to the rear with fitted remote controlled blind.

BEDROOM:

Carpeted, feature radiator. Space for large double bed and associated bedroom furniture. Double glazed window to the rear with fitted remote controlled blind. Door leading to:

EN-SUITE:

Low level WC, wall mounted wash hand basin with mixer tap over and storage below, wall mounted mirror, wall mounted medicine cabinet, shower cubicle with concertina glass doors and two shower head over. Vinyl floor, feature radiator. Opaque double glazed window to the side.

BEDROOM:

Carpeted, feature radiator. Space for double bed and associated bedroom furniture. Double glazed window to the front with fitted remote controlled blind.

BEDROOM:

Carpeted, feature radiator. Space for large double bed and associated bedroom furniture. Double glazed window to the side with fitted blind, inset Velux window and areas of sloping ceiling.

FAMILY BATHROOM:

Wall mounted wash hand basin with mixer tap over, splashback and storage below, wall mounted mirror, low level WC, panelled bath with mixer tap over and two shower heads above with fitted glass shower screen. Vinyl floor, wall mounted towel radiator, extractor fan. Opaque double glazed window to the side.

OUTSIDE FRONT:

The property has a lower maintenance front garden with off road parking for one vehicle and an electrical car charging point. There are gravelled steps from the house up to the pavement. The front garden is primarily set to lawn with mature roses and shrubs. External space for bins etc. A side gate leads to the rear garden.

OUTSIDE REAR:

There is a paved path leading to a raised patio area with ample space for garden furniture and for entertaining. There are three steps leading down to the gardens which are principally set to lawn with retaining wooden fencing. A major feature of the property is that it backs onto areas of ancient woodland at Grosvenor and Hilbert park and to this end whilst remaining an urban property with excellent access to facilities, it also has a particularly attractive ambience and outlook. Side gate leading to the front garden.

SITUATION:

Redleaf Close is a pleasant cul de sac of mid 20th century detached properties located between the Sandhurst Road and Grosvenor & Hilbert Park - a recent beneficiary of a lottery grant and now offering areas of designated ancient woodland, sports pitches, water features, a community hub and café and a vibrant events calendar. Redleaf Close offers good access not only to the town centre but also to nearby trunk roads, High Brooms railway station and the North Farm Retail Estate. Tunbridge Wells itself is a little over a mile distant with a wider range of social, retail and educational facilities including two theatres and a number of sports and social clubs, a range of principally multiple retailers at the Royal Victoria Place and associated Calverley Street precinct and with a further range of principally independent retailers and restaurants along Camden Road and between Mount Pleasant and the Pantiles. The town has a number of highly regarded schools at all levels and a further main line railway station in the town centre. The trains offers fast and frequent services between London and the South Coast.



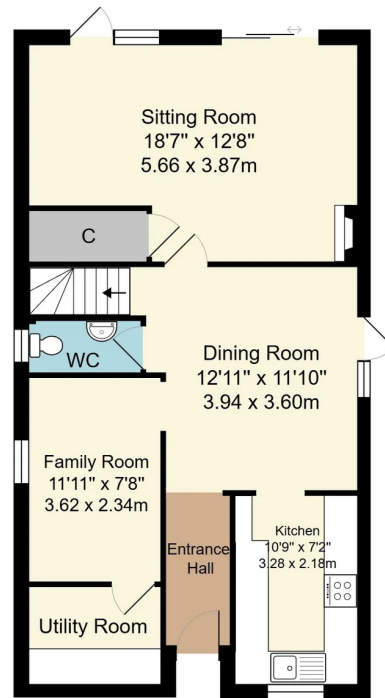
TENURE:
Freehold

COUNCIL TAX BAND:
E

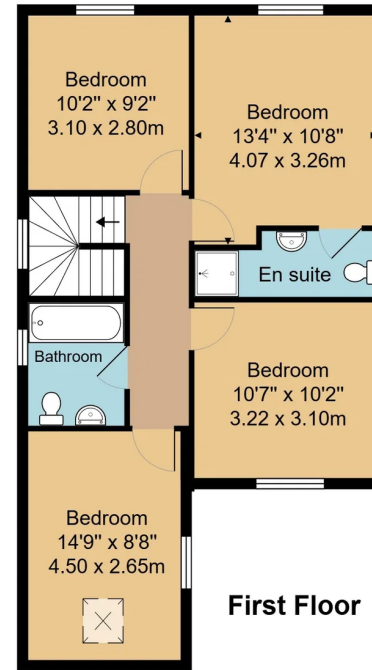
VIEWING:
By appointment with Wood & Pilcher 01892 511211

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

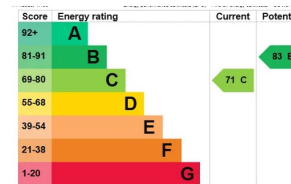




Ground Floor



First Floor



Approx. Gross Internal Area 1271 ft² ... 118.1 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.

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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