



REDLEAF CLOSE
TUNBRIDGE WELLS - £630,000



31 Redleaf Close
Tunbridge Wells, TN2 3UD

Entrance Hallway - Cloakroom - Bedroom With En-Suite
Shower Room - Further Bedroom - First Floor Landing -
Bathroom - Two Bedrooms - Lower Ground Floor -
Kitchen - Utility Room - Dining Area - Principal Lounge -
Front & Rear Gardens - Driveway & Garage

Enjoying a peaceful and pleasant location with good access to not only Tunbridge Wells town centre but also High Brooms railway station and Grosvenor and Hilbert park, a beautifully presented four double bedroom detached family home arranged over three storeys and with the real advantages of both an en-suite and private balcony to the main bedroom, a further large bathroom to the upper floor and an extremely impressive lower ground floor area with a generous lounge space looking towards private gardens. There is a further dining area and an attractive contemporary styled kitchen with separate utility space. Externally, the property has a good sized single private driveway to the front sitting in front of a garage with double tandem parking and attractive private gardens to both front and rear, the latter the subject of significant landscaping and re-modelling to provide a real urban oasis. Properties of this size in this location - and with these attractive specifications - are always of great interest and to this end we would encourage interested parties to make an immediate appointment to view.

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

ENTRANCE HALLWAY:

Carpeted, cornicing, textured ceiling, radiator, stairs to the lower ground floor and stairs to the first floor. Double glazed windows to the side. Door to a deep cupboard with good general storage space, fitted coat rail and areas of fitted shelving. Doors leading to:

CLOAKROOM:

Wood effect flooring, part panelled walls, low level WC, wall mounted wash hand basin with mixer tap over and storage below, textured ceiling, inset spotlights to the ceiling. Opaque double glazed window to the front with fitted blind.





BEDROOM:

Of a good size with excellent space for a double bed and associated bedroom furniture. Carpeted, radiator, textured ceiling, wall mounted thermostatic control. Sliding double glazed door leading to a rear balcony with areas of wooden decking and steel retaining barriers and excellent views across private gardens in the direction of Grosvenor & Hilbert park. Door leading to:

EN-SUITE SHOWER ROOM:

Wall mounted wash hand basin with mixer tap over and storage below, wall mounted mirror with spotlights over, low level WC, corner shower cubicle with sliding glass doors and two shower heads over. Wood effect flooring, wall mounted towel radiator. Opaque double glazed window to the side.

BEDROOM:

(Currently used as a study). With excellent space for either a bed and associated bedroom furniture or as a generously sized study. Carpeted, radiator inset to a decorative cover, areas of fitted bookshelves, textured ceiling with cornicing. Deep fitted cupboard with areas of coat rails and further storage. Double glazed windows to the rear with fitted blind with excellent views across private gardens in the direction of Grosvenor & Hilbert park.

Carpeted stairs returning to the first floor.

FIRST FLOOR LANDING:

Carpeted, radiator, textured ceiling and cornicing, inset spotlights to the ceiling. Deep cupboard with areas of fitted shelving and further deep cupboard with additional storage space and housing the inset hot water cylinder with fitted shelving over. Double glazed window to the side. Door leading to:

BATHROOM:

Fitted with a low level WC, wall mounted wash hand basin with mixer tap over and storage below, panelled bath with fitted glass shower screen and single head shower. Wood effect flooring, part panelled and part tiled walls, wall mounted towel radiator, areas of floating shelving, textured ceiling, inset spotlights to the ceiling. Opaque double glazed window to the front.

BEDROOM:

Carpeted, radiator, textured ceiling, loft access hatch. Space for large bed and associated bedroom furniture, areas of floating shelving. Double glazed windows to the rear affording views across private gardens in the direction of Grosvenor & Hilbert park.

BEDROOM:

Carpeted, radiator, textured ceiling. Excellent space for a double bed and associated bedroom furniture. Deep fitted cupboard with areas of coat rails and fitted shelving. Double glazed windows to the rear with fitted roller blind affording views across private gardens in the direction of Grosvenor & Hilbert park.

Stairs from ground floor lead down to:

LOWER GROUND FLOOR:

Lobby area with areas of wood effect flooring, door to an understairs cupboard with inset boiler. Double glazed door to the side. Doors leading to:

KITCHEN:

Of an extremely attractive contemporary style and fitted with a range of high gloss wall and base units and a complementary quartz stone work surface. Integrated double electric oven and inset four ring induction hob with feature splashback and extractor hood over. Inset one and a half bowl stainless steel sink with mixer tap over. Good areas of general storage space. Tiled floor, radiator, textured ceiling, inset spotlights. Double glazed windows to the front with fitted blind.

UTILITY ROOM:

Range of wall and base units with a complementary polished quartz work surface. Inset Butler sink with mixer tap over. Further general storage. Space for washing machine and tumble dryer. Integrated fridge and freezer. Tiled floor, radiator. Double glazed window to the front.

Door from the kitchen to:

DINING AREA:

Good space for table, chairs and entertaining. Areas of wood effect flooring, radiator, cornicing. Sliding double glazed doors leading to the rear gardens. This is open to:

PRINCIPAL LOUNGE:

An attractive room of an excellent size and with ample room for lounge furniture and for entertaining. Wood effect flooring, two radiators, various media points, cornicing. Two sets of double glazed windows to the rear garden with a further double glazed window to the side. Attractive views across extremely well maintained private garden. Door returning to the lobby area.

OUTSIDE REAR:

Small tiled balcony area with steps leading down to an attractive and spacious decked rear terrace to the rear of the property with space for garden furniture with a path leading towards the front of the property as well as a two steps leading down to a lower garden level set mostly to contemporary styled stone paving with ample space for garden furniture and entertaining. Good areas of high hedge boundaries, further attractive areas of stone chippings and traditional beds and a feature pond. Further steps leading to a lower garden area set principally to lawn with further high and deep surrounding hedges, seating areas, shrub and flower beds.



OUTSIDE FRONT:

The property enjoys a good sized private driveway with room for one vehicle leading to a garage door which has tandem style parking for two smaller vehicles. Tiled path running to the front door passed the partially glazed courtesy door to the garage. There are also steps leading down to the lower ground level which lead around to the rear gardens with a small patio area adjacent to the lower ground floor, further external storage space and an external tap. The front gardens are principally set to a steep lawn with areas of shrub plantings.

SITUATION:

The property is located on a cul-de-sac off of Sandhurst Road in Tunbridge Wells. To this end it offers good access to the town centre itself, nearby High Brooms railway station and the North Farm retail park. Beyond this - and at the very end of Redleaf Close - is a path leading to the recently refurbished Grosvenor and Hilbert park with its areas of ancient woodland, sports pitches, orchards and café. Tunbridge Wells itself has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres, a good number of independent retailers, restaurants and bars principally between the Pantiles and Mount Pleasant and along Camden Road and with an excellent range of highly regarded schools at primary, secondary, independent and grammar levels, many of which area readily accessible from the property. The town has two main line railway stations offering fast and frequent services to London termini and the South Coast and good access to the A21 trunk road leading directly to the M25.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

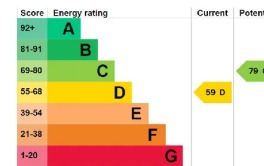
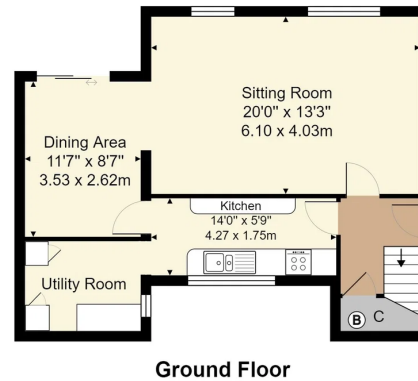
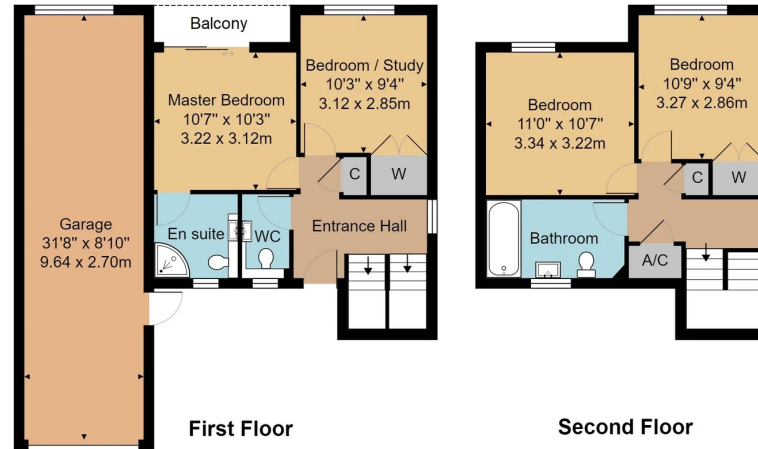
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





House Approx. Gross Internal Area 1369 sq. ft / 127.2 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1663 sq. ft / 154.5 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.

23 High Street, Tunbridge Wells,
 Kent, TN1 1UT
Tel: 01892 511211
 Email: tunbridgewells@woodandpilcher.co.uk
 BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
 SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk





WOOD & PILCHER

Sales, Lettings, Land & New Homes