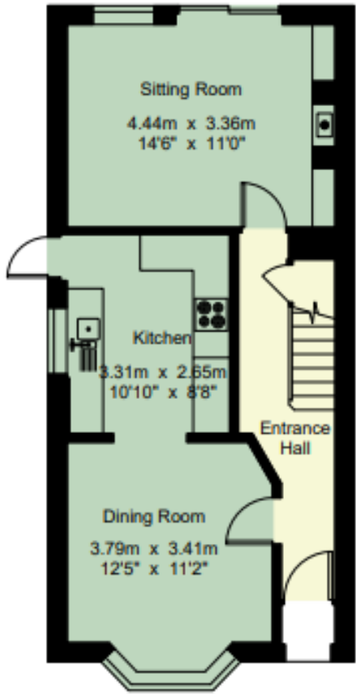
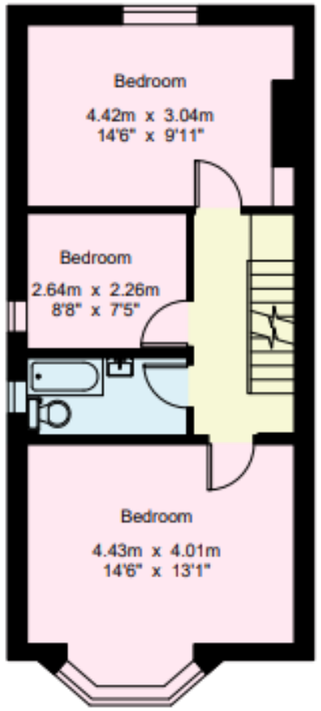
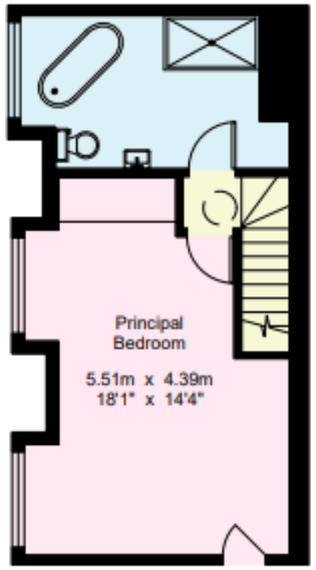


Ground Floor



First Floor



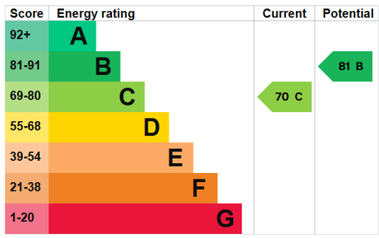
Second Floor

Eaves Access

56 Hopwood Gardens

House - Gross Internal Area : 128.8 sq.m (1386 sq.ft.)

Approx. Garden Dimensions : 10.29m (33'9") x 5.18m (16'11")



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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.

56 Hopwood Gardens

Tunbridge Wells, Kent, TN4 9PU

SUMNER PRIDHAM

A spacious 4 bedroom semi-detached character house, located in an attractive tree lined residential road within walking distance to St Johns Primary and the secondary schools. Well-presented accommodation arranged over 3 floors provides versatility and includes a superb bedroom and well-appointed bath/ shower room on the top floor.

Recessed Porch, Hall, Sitting Room, Kitchen/Dining Room, 4-Bedrooms, Bath/Shower Room, Second Bathroom, Gas Fired Central Heating, Double Glazed Windows, Front and Rear Garden with Side Access.

Guide price £700,000 - £725,000 Freehold

56 Hopwood Gardens, Royal Tunbridge Wells, Kent, TN4 9PU

Property Description

- Well-presented semi-detached character house in popular Hopwood Gardens.
- Spacious 4 bedroom accommodation includes 2 bathrooms, convenient location to schools notably St. Johns, St Augustine's and The Wells Free Primary Schools plus the Secondary and Grammar Schools.
- Wrought iron gate and steps lead up to a recessed covered porch.
- Part glazed composite front door that throws light into the hall. Staircase leads to the first and second floor, panelling to side and incorporates a good sized coat/storage cupboard.
- A light sitting room with double glazed window and patio doors leading out a south-east facing established garden.
- Wood burning stove with slate hearth, and shelving in recesses each side plus storage cupboard.
- Combined kitchen/dining room features a bay window to the front with fitted blinds and sits elevated to Hopwood Gardens.
- The kitchen is well-fitted with a range of quartz worksurfaces incorporating a sink and drainer, comprehensive range of cupboards, cutlery and saucepan drawers under and matching wall mounted cabinets.
- Appliances include AEG 4-ring gas hob with concealed extractor above and matching AEG oven and grill ovens, designated spaces for washing machine and tumble dryer and plumbing for American style Fridge Freezer, double glazed window and door to outside and matching cupboard housing Worcester combination boiler providing central heating and domestic hot water.

- Staircase to first floor landing with continuation of staircase to second floor.
- A spacious bedroom being full width of the house with window and bay window to the front and elevated view.
- Bedroom 2 overlooking the rear garden with tall built in shelved cupboard.
- Bedroom 4 with window to side.
- Bathroom comprising panelled bath with handheld shower, wall mounted washbasin with illuminated mirror above, low level WC and window.
- Staircase leads to the second floor landing with a light tube.
- Bedroom 1 is a spacious room with far reaching views and has access to a useful a storage cupboard, plus bespoke fitted attractive wall to wall wardrobe cupboards.
- Bathroom/Shower Room featuring a standalone oval bath with separate taps, pedestal washbasin with mirrored vanity cupboard above, low level WC, shower cubicle and shelved cupboard, window and chrome towel rails.

Outside

- Attractive formal garden to the front with gate to the side giving access to the rear garden.
- Well established garden with a full width paved patio accessed from the sitting room ideal as a children's play area.
- Attractive railway sleeper border and steps lead up to main area of garden which is laid to lawn with a number of mature flowering shrubs including a qdimbing Rose.
- At the far end there is a sheltered patio, large enough for an outside dining table and chairs to enjoy the late afternoon sun.
- Adjacent garden shed.

Location

- Hopwood Gardens is a wide treelined residential road within walking distance of St Johns Primary School and the popular Secondary's including Grammar Schools.
- Within easy walking distance of mini Supermarkets including Marks and Spencer, Waitrose, and independent cafés, shops and restaurants.
- Just under a mile from a mainline station providing a fast service to both London and the coast in under an hour.

Viewing

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