

MENDIP WALK

TUNBRIDGE WELLS - £525,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

2 Mendip Walk
Tunbridge Wells, TN2 3NL

Entrance Lobby - Open Plan Lounge/Dining Area With French Doors To Garden - Kitchen With Integrated Appliances - Downstairs Cloakroom - First Floor Landing - Three Bedrooms - Family Bathroom - Front Garden - Garage & Driveway - Rear Garden With External Home Office

Located in the popular St. James quarter of Tunbridge Wells and offering ready access to both the town centre and a host of highly regarded schools, an extremely well presented three bedroom detached family home enjoying a peaceful locale, well maintained front and rear gardens, private parking in the form of a garage and driveway and a well appointed external garden office. The property has an open plan principal lounge/dining area with engineered oak floorboards, a well appointed kitchen and bathroom, a ground floor WC and generous bedroom sizes. The attached photographs will attest to the quality of the proposition. Properties of this style have traditionally generated early interest and to this end we would encourage all interested parties to make an early appointment to view.

Access is via a solid door to:

ENTRANCE LOBBY:
Engineered oak flooring, opaque double glazed window above the door returning to the front, area of fitted coat hooks, radiator and inset spotlights to the ceiling.

OPEN PLAN LOUNGE/DINING AREA:
Lounge Area: Good areas of engineered oak flooring, radiator, textured ceiling with cornicing, wall mounted thermostatic controls, various media points. Excellent space for lounge furniture and entertaining. Stairs to the first floor, under stairs cupboard. Shallow bay window to the front comprised of four sets of Georgian style windows and Georgian style double glazed window to the side with fitted Roman blind. This is immediately open to:

Dining Area: Good areas of engineered oak flooring, radiator, textured ceiling and cornicing. Excellent space for a large table and chairs and associated furniture. Georgian style double glazed French doors to the garden with further Georgian style double glazed windows to side.







KITCHEN:
Fitted with a range of wall base units with a complementary work surface. Inset one and a half bowl stainless steel sink with mixed tap over. Integrated fridge, integrated freezer, integrated dishwasher, integrated electric oven, inset four ring 'Electrolux' gas hob with metro tiled splashback and extractor hood over, space for freestanding washing machine. Vinyl tiled floor, inset spotlights to the ceiling, areas of metro tiling. Georgian style double glazed windows to the rear with fitted Roman blind. and partially glazed double glazed door to the side with cat flap. Door to:

CLOAKROOM:
Low level WC, wall mounted wash hand basin with mixer tap over and splashback. Vinyl tiled floor, radiator, areas of sloping ceiling. Feature 'porthole' styled opaque window to the side.

FIRST FLOOR LANDING:
Carpeted, loft access hatch. Double glazed Georgian style double glazed window to the side with fitted Roman blind. Doors leading to:

BEDROOM:
Carpeted. radiator. Space for bed and associated bedroom furniture. High-level fitted cupboard with good areas of general storage. Georgian style double glazed sash windows to the front.

BEDROOM:
Of a good size and with ample room for a large double bed and associated bedroom furniture. Carpeted, radiator. A bank of fitted wardrobes. Georgian style sash window to the front.

BEDROOM:
Carpeted, radiator. Space for a double bed and associated bedroom furniture. A bank of fitted wardrobes. Georgian style double glazed windows to the rear.

FAMILY BATHROOM:
Fitted with a panelled bath with mixer tap over and single head shower attachment, further electric shower over, fitted glass screen, low level WC, pedestal wash hand basin. Tiled floor, tiled walls, towel radiator, inset spotlights to the ceiling. Opaque Georgian style double glazed windows to the rear with fitted blind.







OUTSIDE FRONT:
Front garden.

OUTSIDE REAR:
The rear garden has an area of low maintenance patio to the rear with ample room for garden furniture and entertaining. Retaining wooden fencing and brick walls. Steps up to the main garden which is mostly set to lawn with a path running to the rear gate. Insulated, external home office with electricity and high speed broadband. Private garage with parking in front.

SITUATION:
The property is located on a peaceful residential road in the St. James quarter of Tunbridge Wells. The property offers excellent access to the town centre with its excellent mix of social, retail and educational facilities. Tunbridge Wells is rightly highly regarded for its schools and a number of these are readily accessible from the property. The town also has two main line railway stations offering fast and frequent services to both London termini and the South Coast with good access to the A21 trunk road which leads 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

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. Prospective purchasers should satisfy themselves by 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.

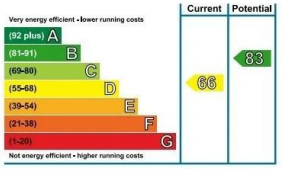
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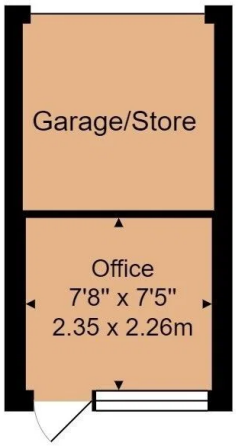
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The Property Ombudsman
APPROVED CODE

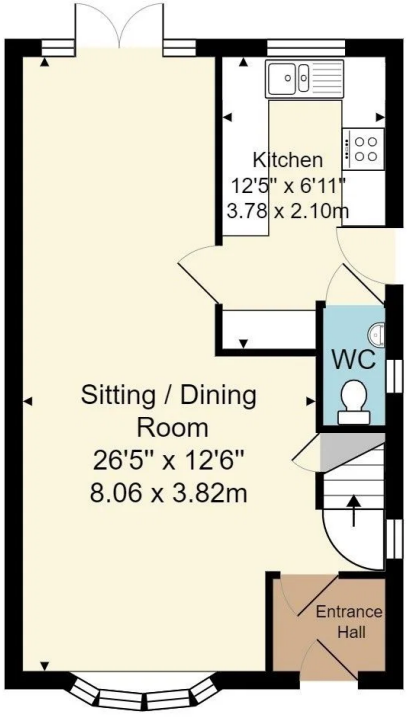
House Approx. Gross Internal Area
828 sq. ft / 77.0 sq. m

Outbuilding Approx. Internal Area
128 sq. ft / 11.9 sq. m

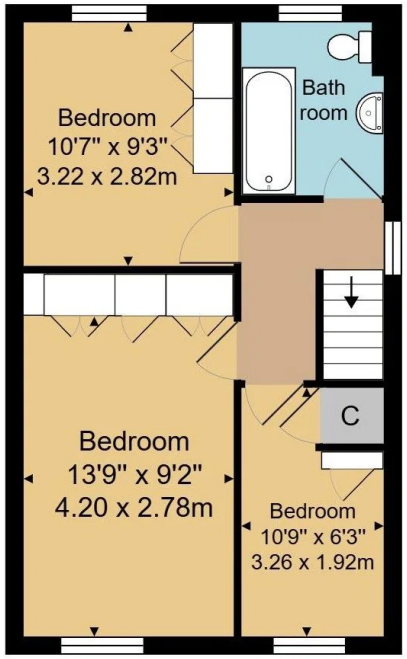




Outbuilding



Ground Floor



First Floor

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.