



CAVENDISH DRIVE

TUNBRIDGE WELLS - GUIDE PRICE £800,000 - £825,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

36 Cavendish Drive
Tunbridge Wells, TN2 5DX

Entrance Hall With Staircase & Gallery Landing -
Downstairs Cloakroom/Utility Room - Study/Bedroom
Four - Generous Sitting Room With Log Burner - Spacious
Open Plan Family Space/Kitchen/Dining room Including
A Range Of Appliances - Master Bedroom With Luxury
En-Suite Shower Room - Two Further Double Bedrooms -
Family Bathroom - Enclosed Private Garden With Large
Raised Terrace & Hot Tub - Extensive Off Road Parking
Leading To Integral Garage - Gas Central Heating -
Double Glazing - Located Close To Excellent Local
Schools, Town Centre & Mainline Station - No Forward
Chain

This exceptional three/four bedroom semi detached home was constructed in 2020, thoughtfully incorporating the original bungalow's sitting room while creating a stylish and contemporary family residence.

The clever architectural design provides a spacious entrance hall with an impressive oak rail and glass panelled staircase, setting the tone for the high-quality finish found throughout.

The ground floor offers engineered oak flooring across the principal living areas and comprises a bright sitting room featuring a cast-iron wood burner, a versatile study or fourth bedroom, a practical cloakroom/utility room, and an outstanding open-plan kitchen, dining and family room. This superb living space is fitted with a comprehensive range of shaker-style units, quartz worktops, integrated appliances, and bi-fold doors opening onto the landscaped rear garden, making it ideal for modern family living and entertaining.

Upstairs, the generous principal bedroom enjoys a luxurious en-suite shower room, while two further double bedrooms are served by a well appointed family bathroom.





Outside, the landscaped rear garden features a large raised limestone terrace with a hot tub, lawn, mature planting and excellent privacy. To the front, a generous driveway provides extensive off-road parking and leads to the integral garage.

Further benefits include gas-fired central heating, double glazing, and an excellent location within easy reach of Claremont School, Tunbridge Wells town centre and the mainline railway station.

The accommodation comprises, panelled entrance door with side window to:

ENTRANCE HALL:

Engineered oak flooring and stairs, storage cupboards, single radiator, thermostat, coat hanging space.

DOWNSTAIRS CLOAKROOM/UTILITY:

Deep white wash hand basin with mixer tap, low level WC. Tiled floor, side window, extractor fan, ceiling downlights, space for a washing machine and tumble dryer, extending worktop, cupboard containing the wall mounted gas fire boiler and additional storage space.

STUDY/BEDROOM 4:

Engineered oak flooring, fitted desk, power points, internet point, ceiling downlights, single radiator. Double glazed French doors to the garden and high-level side window.

SITTING ROOM:

Engineered oak flooring, cast iron wood burner set into fireplace with oak shelf above, built-in shelving to alcove, two radiators, wall lighting. Large bay window to front with fitted blinds.

KITCHEN/FAMILY/DINING ROOM:

A large open plan room with engineered oak flooring, ceiling downlights, vertical radiator. Range of shaker style wall and base units with quartz worktops. Deep white double sink unit with mixer tap and waste disposal. Integrated waste bin. 'Smeg' dishwasher, twin wine fridges, plumbed in fridge/freezer. Range style cooker with extractor hood above. Power points, internet point. Bi-folding double glazed doors leading out to the terrace and garden.

Stairs from the entrance hall with oak rails and glazed panels lead to a GALLERIED

FIRST FLOOR LANDING:

Velux window and power point.

PRINCIPAL BEDROOM:

Window to rear, single radiator, built-in hanging space, power point.

EN-SUITE SHOWER ROOM:

Large floating wash hand basin with mixer tap, low level WC, large walk-in shower with mandarin stone tiled walls, rainfall showerhead. Heated vanity mirror, extractor fan, shavers mirror and electric toothbrush point, towel rail, wall lighting. Window to rear.

BEDROOM 2:

A large double room with windows to front and rear, two radiators, power point, access to eaves storage cupboard.

BEDROOM 3:

Two Velux windows to front, storage cupboard, power point.

FAMILY BATHROOM:

White suite comprising of a shower bath with mixer tap and plumbed in shower over, glazed shower screen, tile shower area, inset wash hand basin with mixer tap, WC. Built-in storage, chrome towel rail/radiator, skylight.

OUTSIDE FRONT:

Laid to lawn with boundary fence. Tarmac driveway and parking area provides off-road parking for several vehicles and leads to the properties covered entrance and integral garage with electric up and over door, light, window to side and personal door to hallway.

OUTSIDE REAR:

Large 'L' shaped limestone paved patio leading to the garden which is laid to lawn with useful storage shed. Side gate, outside lighting, tap and power. Circular hot tub, rear planters, fencing to boundary to provide privacy with festoon lighting.

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

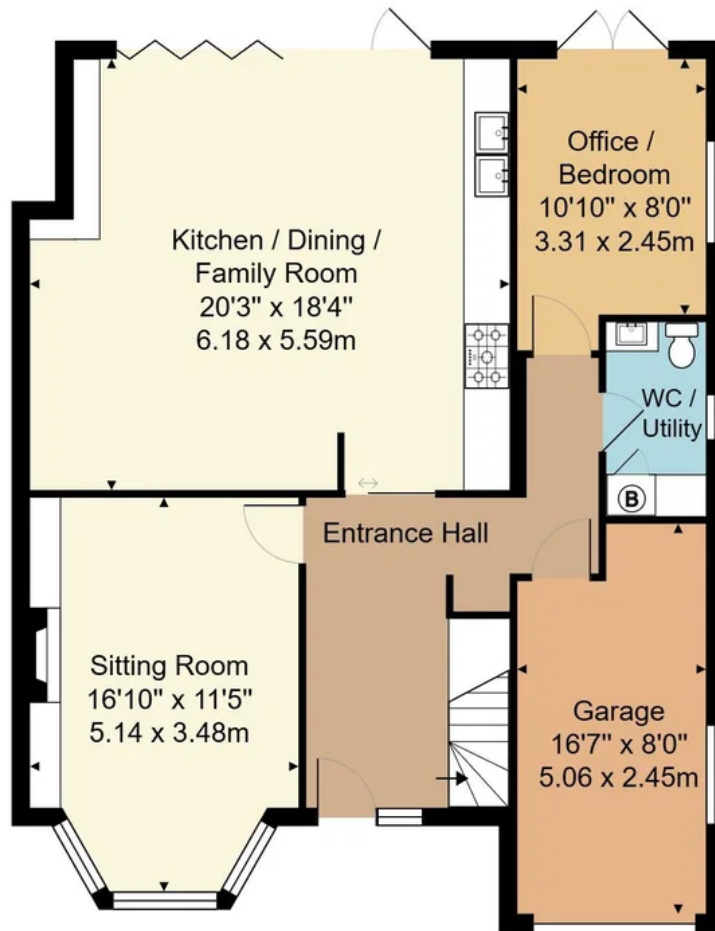
Flood Risk - Check flooding history of a property England

- www.gov.uk

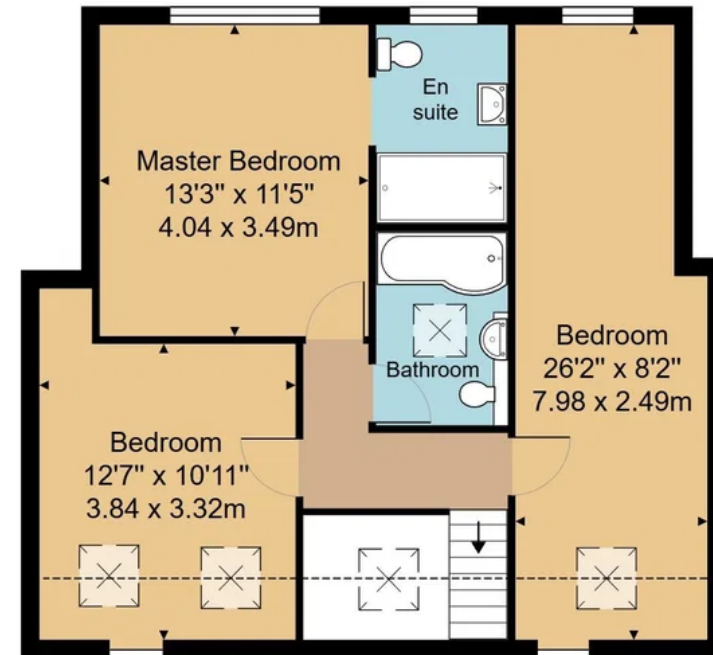
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Ground Floor



First Floor

Approx. Gross Internal Area (Incl. Garage) 1664 sq. ft / 154.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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