

7 Carlton Crescent

Gross Internal Area : 139.3 sq.m (1500 sq.ft.)
(Including Garage)



7 Carlton Crescent

Tunbridge Wells, TN1 2JR

SUMNER PRIDHAM

An exceptionally well presented 4-bedroom town house, having been the subject of an extensive restoration programme, featuring remodelled accommodation enhanced with brand new kitchen bathrooms and modern lighting, convenient location.

Lower and Upper Halls, Cloakroom, Kitchen/Dayroom, Sitting Room, Principal Bedroom with Ensuite Shower Room, 3 Further Bedrooms, Study/Work from Home Office, Large Integral Garage, Gas Fired Central Heating, Double Glazed Windows, Patio and Communal Gardens.

Guide price £750,000 - £775,000 Freehold *No Forward Chain*



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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.



Property Description

- ◆ An attractive and beautifully presented town house in an elevated location.
- ◆ Convenient to the town centre, comprehensively renovated with remodelled accommodation more suited to modern day living.
- ◆ Recently installed kitchen creating a dayroom with access to balcony with views across the town.
- ◆ High standard of decoration throughout enhanced by wooden flooring with new matching staircase, bannisters, and rail plus new carpets.
- ◆ Easy walking distance to the town with additional benefit of a drive and large integral garage.
- ◆ Brand new integrated kitchen with quartz worktops, incorporating a breakfast bar with 4 matching stools, large inset stainless-steel sink, comprehensive range of soft closing cupboards, appliances include dishwasher, induction hob, grill oven beneath and extractor above, eye level microwave and tall fridge and freezer.



Practicalities

- ◆ Brand new Gas Fired combination boiler providing central heating and domestic hot water. Attractive column and modern radiators throughout.
- ◆ Double glazed windows and doors.
- ◆ New wiring throughout with ample strategically placed sockets, tv and telephone points, modern lighting.

- ◆ This attractive room enjoys afternoon sun and features a door and windows out to an attractive stone balustrade balcony with views.
- ◆ Additional sitting room/work from home office overlooking the rear garden.
- ◆ Good size entrance hall with wooden flooring and matching staircase understairs utility cupboard housing brand new washer dryer, further storage cupboard to side.
- ◆ The attractive staircase leads to a light first floor landing with skylight.
- ◆ Bedroom 1 with a pair of front facing windows plus new ensuite shower room with tiled floor and walls, wall hung WC, wash basin with vanity beneath.
- ◆ Bedrooms 2 and 3 enjoy far reaching west facing views over the town.
- ◆ Bedroom 4 with front facing window.
- ◆ New family bathroom with tiled floor and walls wash basin with vanity cupboard beneath, panelled bath with separate shower above, natural light from a skylight and large fitted mirror.
- ◆ From the front an entrance door leads to a lower hall and cloakroom, low level WC, corner wash basin, window also housing a Valant Gas Fired combination boiler, tiled floor, and walls.
- ◆ From the hall there is a door to superb integral garage with remote up and over door, power and light connected, gas and electric metres, circuit breaker.
- ◆ Additional walk-in storage cupboard.

Outside

- ◆ The drive to the front provides off road parking and to the rear of the house is a small garden/patio area.
- ◆ Carlton Crescent residents benefit from the surrounding communal grounds, laid mainly to lawn and an additional security gate from the side leading out to Calverley Park Gardens.

Location

Excellent location within walking distance of the Victoria Shopping Centre (0.5 miles), central station (0.7miles) and a short walk to the popular and historic Calverley Park Gardens.

Viewing

Strictly by appointment through sole agents Sumner Pridham
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