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HEDGEROW LANE
TUNBRIDGE WELLS - £380,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

22 Hedgerow Lane
Tunbridge Wells, TN2 3FS

Entrance Hallway - Cloakroom - Open Plan
Kitchen/Dining Room - Lounge With French Doors To
Rear - First Floor Landing - Two Double Bedrooms -
Contemporary Bathroom - Low Maintenance Rear
Garden - Two Allocated Parking Spaces

Offered as top of chain and located on the Knights Wood development to the north of Tunbridge Wells town centre, a beautifully presented two bedroom semi detached home with generous gardens and two off road parking spaces. The property benefits tremendously from its original design by Dandara and offers good areas of wood effect flooring throughout the ground floor alongside a ground floor cloakroom, a spacious open plan kitchen/dining room and a further attractive lounge with French doors opening onto the private gardens. There are two double bedrooms to the first floor alongside a contemporary styled family bathroom. A glance at the attached photographs will give an indication as to the quality of this proposition and the floorplan will confirm the value of its design. Knights Wood has developed into a thriving estate with ready access to many local facilities and we do recommend buyers make an early appointment to view especially given the competitive pricing of this property.

Access is via a partially glazed double glazed door with an inset opaque panel to:

ENTRANCE HALLWAY:

Corian style wood effect flooring, radiator inset to a decorative cover, door leading to a cupboard with good general storage space and electrical consumer unit, stairs to the first floor. Door to:

CLOAKROOM:

Corian style wood effect flooring, low level WC, areas of sloping ceiling, radiator, wall mounted wash hand basin with mixer tap over, wall mounted mirror, extractor fan.

KITCHEN/DINING ROOM:

An open plan area with Corian style wood effect flooring, radiator, space for a dining table and chairs. Double glazed window to the front with fitted blind.



Fitted with a contemporary styled kitchen with complementary work surface. Integrated fridge, freezer, dishwasher and washing machine. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated 'Neff' electric oven and inset four ring 'Neff' gas hob with stainless steel splashback and extractor hood over.

LOUNGE:

Carpeted, radiator, various media points. Double glazed window to the rear with a fitted blind and double glazed French doors to the rear. Good space for lounge furniture and for entertaining.

FIRST FLOOR LANDING:

Carpeted, loft access hatch, door to a cupboard with wall mounted 'Ideal' boiler and further general storage space. Double glazed window to the side with fitted blind. Door leading to:

BEDROOM:

Carpeted, two radiators, space for double bed and associated bedroom furniture. A bank of fitted wardrobes with mirror fronts. Double glazed windows to the rear.

BATHROOM:

Wall mounted wash hand basin with mixer tap over, panelled bath with mixer tap over, fitted concertina style glass screen and single head shower. Tiled floor, part tiled walls, fitted wall mirror, mirror fronted cabinet, wall mounted towel radiator, inset spotlights to the ceiling, extractor.

BEDROOM:

Space for a double bed and associated bedroom furniture, radiator inside decorative cover, carpeted. Recess suitable as a study space. Door to a deep cupboard with good general storage space and fitted coat rail. Two double glazed windows to the front with fitted blinds.

OUTSIDE REAR:

A low maintenance patio area to the immediate rear of the property with ample room for garden furniture and entertaining. External tap and gate to the side. Otherwise, the garden is principally set to lawn with retaining wooden fencing and some mature shrub plantings to the rear. The property also benefits from two allocated parking spaces.



SITUATION:

Located on Knights Wood - a development by Dandara New Homes - the property benefits tremendously from its ready access to local shops and amenities, a town square, beautiful green spaces and the most appealing woodland setting surrounding the development itself. Knights Wood is a great place from which to enjoy Royal Tunbridge Wells. With the Nuffield Health Club, a multi screen cinema and successful retail park all located just a short walk away. There are two railway stations near to Knights Wood - High Brooms and Tunbridge Wells. Both provide trains into central London. For Knights Wood residents, there is an exclusive shuttle bus to High Brooms station providing a two hour a.m. and p.m. service. Knights Wood is also served by the Centaur commuter coach, with a regular timetable to Canary Wharf and London.

TENURE:

Freehold

Estate Service Charge - currently £500.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

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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. 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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Email:

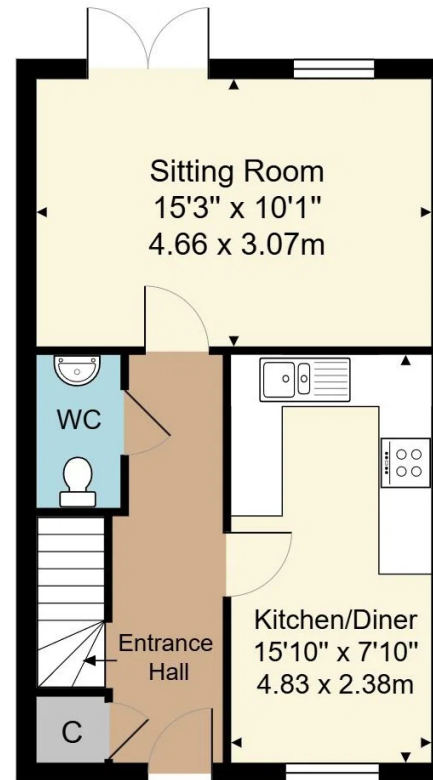
tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

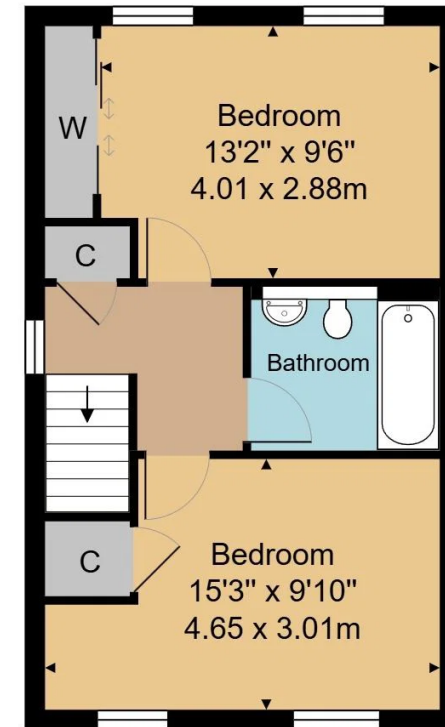
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 806 sq. ft / 74.8 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.