



1 Sandown Close, Tunbridge Wells – TN2 4RL
Tunbridge Wells

Guide Price **£850,000**

bracketts
est. 1828



1 Sandown Close

Tunbridge Wells, Tunbridge Wells

Coming to the market with NO ONWARD CHAIN is this well presented spacious family home that enjoys a secluded corner plot in a desirable cul de sac location and is set well back and screened with mature shrubs. The property enjoys a spacious entrance hall, together with a 21' x 19' L shaped reception / dining with French Doors to the garden. There is a separate modern kitchen, overlooking the rear garden. The integrated garage is ideal for conversion into the house (subject to the necessary consents) . The first floor boasts 4 double bedrooms, all with fitted wardrobes. The family bathroom has an Aqualisa shower above the bath. The gardens are a particular feature with a large front, side and secure rear gardens which are well stocked and maintained. There is current planning permission for the construction of a two-storey front and side extensions with dormers, erection of single-storey rear extension, replacement of front dormer and external flue. Reference 23/00732/FULL.

The driveway provides parking for multiple cars. We recommend an early viewing for this wonderful chain free home
Council Tax band: F

Tenure: Freehold

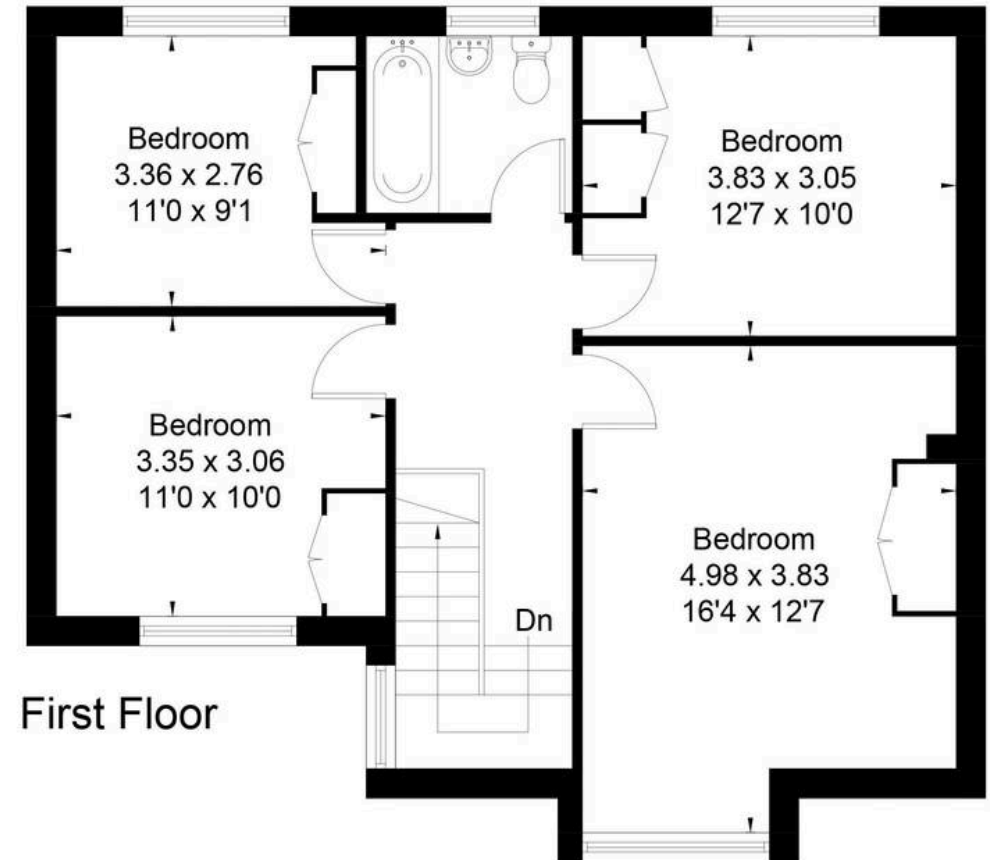
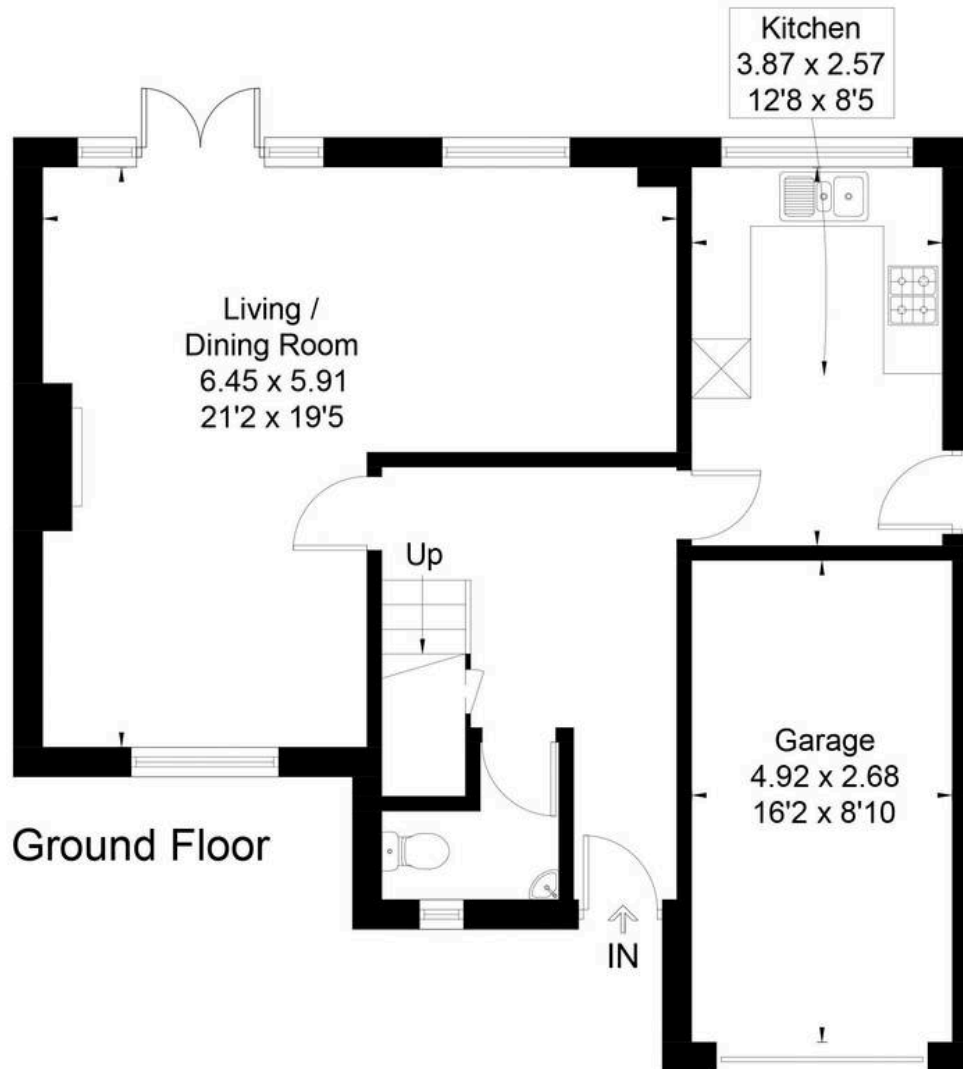




Approximate Floor Area = 117.5 sq m / 1265 sq ft

Garage = 13 sq m / 140 sq ft

Total = 130.5 sq m / 1405 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93993