ELSANTA CLOSE

TUNBRIDGE WELLS - GUIDE PRICE £680,000 - £700,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

2 Elsanta Close
Tunbridge Wells, TN2 3YR

Entrance Hallway - Bedroom With En-Suite Shower Room - Reception 2 - Utility Room - First Floor Landing - Open Plan Kitchen/Dining Room - Lounge With Doors To Private Balcony - WC - Second Floor Landing - Bedroom With En-Suite Shower Room - Two Further Bedrooms - Bathroom - Front & Rear Gardens - Parking Space To Front Of Property + Carport

Located in the favoured Knights Wood development, a most impressive, spacious and flexible three storey, four bedroom town house. The property enjoys both generous accommodation and flexibility to suit any family. There are two bedrooms with en-suite facilities and both a principal reception room with private balcony and a further and second reception room to the ground floor. The property has an open plan kitchen/dining area with a separate utility space and enjoys Dandara specifications throughout. Externally the property has an enclosed rear garden principally laid to lawn and parking in front of the property as well as a carport below the adjacent property, set back to the right. It is held on a long leasehold basis. Please speak to Wood and Pilcher for more information.

Access is via a solid door to:

ENTRANCE HALLWAY: Of an excellent size and with good areas of wood effect flooring. Radiator. Opaque double glazed window to the front and double glazed window to side. Stairs to the first floor. Door to an understairs cupboard with electrical consumer unit and good areas of storage. Door to:

BEDROOM: Fitted carpet. Areas of mirror fronted wardrobes. Double glazed windows to the front with fitted plantation shutters. Door to:

EN-SUITE SHOWER ROOM: Low level WC, wall mounted wash hand basin with mixer tap over, wall mirror, walk-in shower cubicle with single shower head. Tiled floor, part tiled walls, heated towel radiator, electric shaver point, inset spotlights, extractor fan.

RECEPTION 2: Carpeted, radiator. Double glazed French doors to the rear with fitted blind.

UTILITY ROOM: Wood effect flooring, radiator, extractor. Wall mounted 'Ideal' boiler. A range of base units with inset single bowl stainless steel sink with mixer tap over. Partially glazed opaque double glazed door to the rear. Double glazed window to the side with fitted blind.

FIRST FLOOR LANDING: Carpeted, stairs returning to the second floor. Door to a deep storage cupboard. Partially glazed door to:

KITCHEN/DINING ROOM: Wood effect flooring, radiator. Two sets of double glazed windows to the rear each with fitted blinds. Fitted with a range of contemporary wall and base units with complementary polished stonework surface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated fridge, freezer and dishwasher. Integrated electric oven, microwave and inset four ring 'Bosch' induction hob with splashback and extractor hood over. Inset spotlights.

WC: Wood effect flooring, radiator, low level WC, wall mounted wash hand basin with mixer tap over, inset spotlights, extractor fan, wall mirror.

LOUNGE: Carpeted, various media points. Double glazed windows to the front with fitted plantation shutters. Sliding double glazed doors leading to a private balcony with wooden decking and of a glass and brushed steel construction. The balcony affords attractive views over adjacent, private woodland.

SECOND FLOOR LANDING:
Opaque window to the side. Carpeted, loft access hatch. Door to a cupboard housing electric hot water cylinder. Door to:

BEDROOM: Carpeted, radiator. Door to a fitted wardrobe. Velux window with fitted blind to rear.

BEDROOM: Carpeted, radiator. Double glazed windows to the rear with fitted blinds.

BATHROOM: Wall mounted wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap over and single shower head. Tiled floor, part tiled walls, wall mounted towel radiator, electric shaver point, wall mirror, inset spotlights, extractor fan

BEDROOM: Carpeted, radiator, various media points. Double glazed windows to the front with fitted plantation shutters. Open to a walk-in wardrobe area which has a fitted carpet and two sets of large mirror fronted wardrobes. Door to:

EN-SUITE SHOWER ROOM: Walk-in shower cubicle with single head, wall mounted wash hand basin with mixer tap over, low level WC. Tiled floor, mirror fronted cabinet, wall mirror, heated towel radiator, inset spotlights, extractor.

OUTSIDE FRONT:
A covered entrance area and a paved path leading to the front pavement. Area of lawn and modest shrub plantings. A path runs along the side of the property to a gate to the rear garden. The property has parking to the front as well as a carport below the adjacent property, set back to the right. It is held on a long leasehold basis. Please speak to Wood and Pilcher for more information.

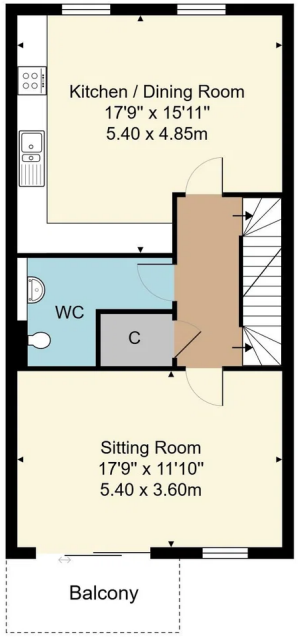
OUTSIDE REAR: There is a low maintenance patio area adjacent to the French doors on the ground floor. The garden has wooden retaining fencing and is set to lawn with a side gate returning to the front.

TENURE: Freehold
COUNCIL TAX BAND: F
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

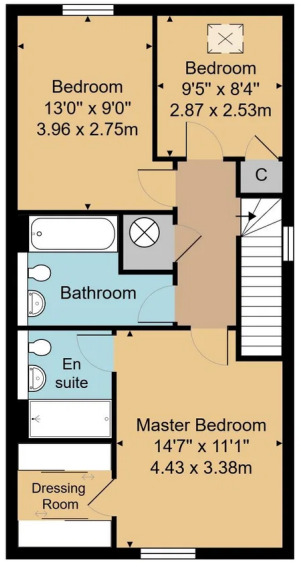
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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.

WOOD & PILCHER
Sales, Lettings, Land & New Homes

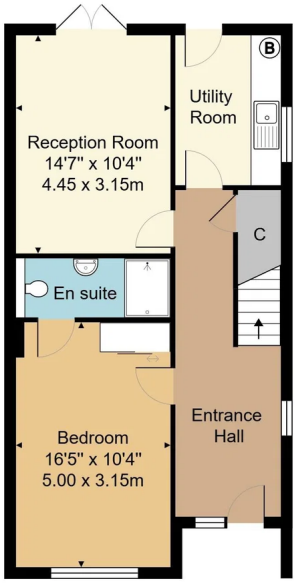
23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211
Email:
tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



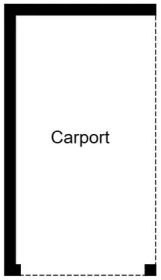
First Floor



Second Floor



Ground Floor



Approx. Gross Internal Area
1869 ft² ... 173.6 m²
(excluding carport)

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.