



**BEECH CLOSE**

**TUNBRIDGE WELLS - GUIDE PRICE £1,000,000 - £1,100,000**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*

1 Beech Close  
Tunbridge wells, TN

Entrance Hallway - Cloakroom - Open Plan  
Lounge/Dining/Kitchen - Lower Ground Floor - Lobby  
Area - Rear Lobby/Utility Room - Downstairs Shower  
Room - Reception/Bedroom - First Floor Landing -  
Bedroom With En-Suite Bathroom - Lounge - Second  
Floor Landing - Two Bedrooms - Bathroom - Front Garden  
With Generous Off Road Parking, Garage & EV Charging  
Point - Rear Garden

Well located for access to town and parks, open areas of Wealden countryside and highly regarded schools, a most impressive and individual four bedroom, four storey detached townhouse. The flexibility and indeed, sheer amount of space available is best considered by looking at the attached plans but the property is eminently suitable for any growing family with large bedroom and entertaining room sizes throughout. These include a generous principal lounge, a further generous kitchen/dining area and an especially flexible lower ground floor space - again, suitable as a bedroom suite or garden room. Externally, the house has attractive lower maintenance gardens and good parking in the form of a garage and brick driveway. There is also an EV charger. Unsurprisingly, we highly recommend booking an appointment to view.

Access is via a partially glazed double glazed door with two inset opaque panels to:

**ENTRANCE HALLWAY:**

Of an excellent size, engineered wooden flooring, radiator, cornicing. Two double glazed opaque windows to either side of the front door. Door to a deep cupboard with good general storage space, various media points and coat hooks. Stairs to the lower ground floor and stairs to the first floor. Door to:

**CLOAKROOM:**

Low level WC, pedestal wash hand basin with tiled splashback, fitted wall mirror, tiled floor, radiator, inset spotlights to the ceiling, extractor fan.





#### OPEN PLAN LOUNGE/DINING & KITCHEN AREA:

Engineered wooden flooring, ample space for a large dining table and chairs and further lounge furniture. Three radiators, inset spotlights to the ceiling, cornicing. Two sets of double glazed French doors to a rear balcony area and double glazed windows to the rear and side.

Kitchen: A contemporary styled kitchen with a range of wall and base units and complementary polished granite work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Inset five ring 'Bosch' gas hob with tiled splashback and feature 'Bosch' extractor hood over. Integrated double 'Bosch' electric oven. Integrated dishwasher, fridge and freezer. Good general storage space. Engineered wooden flooring. Double glazed window to the side with fitted Roman blind.

#### LOWER GROUND FLOOR:

##### LOBBY AREA:

Feature tile effect flooring, radiator. Double doors to a cupboard with further excellent storage space, areas of fitted coat rail and areas of fitted shelving. Double glazed window to the side with fitted Roman blind. Doors leading to:

##### REAR LOBBY/UTILITY ROOM:

Tile effect flooring, radiator, inset spotlights to the ceiling. Range of wall and base units with a complementary work surface. Single bowl stainless steel sink with mixer tap over and tiled splashback. Space for washing machine and tumble drier. Wall mounted 'Worcester'; boiler. Partially glazed double glazed door to the rear garden.

##### DOWNSTAIRS SHOWER ROOM:

Fitted with a pedestal wash hand basin with mixer tap over, wall mounted mirror fronted cabinet, low level WC, large walk-in shower cubicle with glass screens and single shower head over. Tiled floor, part tiled walls, radiator, wall mounted mirror, inset spotlights to the ceiling, extractor fan.

##### RECEPTION/BEDROOM:

A large space suitable for multiple purposes, currently arranged as a games room but with potential for use as a bedroom or additional space. Feature tiled floor, cornicing, excellent room for bed and associated bedroom furniture, lounge furniture or gaming materials. Double glazed window to the side with fitted Roman blind. Two sets of double glazed French doors to a rear patio area.

##### FIRST FLOOR LANDING:

Carpeted, cornicing, radiator, stairs to the second floor. Double glazed window to the side with fitted Roman blind. Doors leading to:

##### BEDROOM:

Of an excellent size and with good room for a large double bed and associated bedroom furniture. Radiator, carpeted, cornicing. Double glazed French doors to a Juliet style balcony to the front. Three sets of double doors leading to extensive areas off fitted wardrobes with coat rails and shelving. Door leading to:

##### EN-SUITE BATHROOM:

Fitted with a corner shower cubicle with sliding glass doors and two shower heads over, low level WC, panelled bath with mixer tap over, pedestal wash hand basin with mixer tap over. Tiled floor, part tiled walls, radiator, wall mounted mirror fronted cabinet, electric shaver point, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the front with fitted Roman blind.

##### LOUNGE:

Of an excellent size and with ample room for large lounge furniture and entertaining. Three radiators, cornicing. Further space for dining table and chairs. Double glazed windows to both sides and three sets of double glazed windows to the rear.

##### SECOND FLOOR LANDING:

Carpeted, radiator, cornicing. Double glazed windows to the front with fitted Roman blinds. Doors leading to:

##### BEDROOM:

Carpeted, radiator. Ample space for a double bed and associated bedroom furniture. Good areas of fitted wardrobes and cupboards into the under eaves storage area. Areas of sloping ceiling. Double glazed windows to the front with fitted blinds.

##### BEDROOM:

Carpeted, radiator. Space for large double bed and associated bedroom furniture. Two sets of double doors and one single door providing wardrobe space. Double glazed windows to the rear with a fitted Roman blind.

##### BATHROOM:

Panelled bath with fitted glass shower screen, single shower head and mixer tap over, low level WC, pedestal wash hand basin with mixer tap over. Tiled floor, part tiled walls, radiator, wall mounted mirror fronted cabinet, wall mounted electric shaver point, inset spotlights to the ceiling, areas of sloping ceiling, extractor fan. Double doors to a cupboard housing the hot water cylinder with additional shelving. Opaque double glazed windows to the rear with fitted Roman blinds.

##### OUTSIDE FRONT:

The property has generous off road parking in the form of herringbone brickwork with capacity for several vehicles alongside a single garage with adjacent EV charging point. Areas of lawn and retaining hedging with a combination of brick and wooden retaining fencing. Good storage space for bins etc. Gates to either side leading to the rear garden.

##### OUTSIDE REAR:

Good areas of decking to the immediate side of the property leading to a lawned area. An attractive space with retaining fencing and brick walls and with generous shrub and specimen tree plantings affording privacy. Small detached shed. Areas of paving affording space for garden furniture and entertaining. The path extends to the other side of property with further decking leading towards the front gate. There are also steps leading down to a lower garden area set to paving stones with excellent space for further garden furniture and entertaining alongside an external tap.



**SITUATION:**

Beech Close is located back from Forest Road in central Tunbridge Wells and offers excellent pedestrian access to town either through Camden Park or along Farmcombe Road alongside equally good access to open areas of Wealden countryside on the edge of town. Tunbridge Wells itself has a wide range of social, retail and educational facilities including a number of sports and social clubs, two theatres, and a good range of independent retailers and restaurants located principally between the Pantiles and Mount Pleasant, with a wider range of multiple retailers principally located at the Royal Victoria Place and associated Calverley Road Precinct and North Farm Retail Park a little out of town. The town has a good number of highly regarded schools at all levels as well as two main line railway stations offering fast and frequent services to London termini.

**TENURE:**

Freehold  
Estate Service Charge - currently £250.00 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:**

G

**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](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas Fired Central Heating

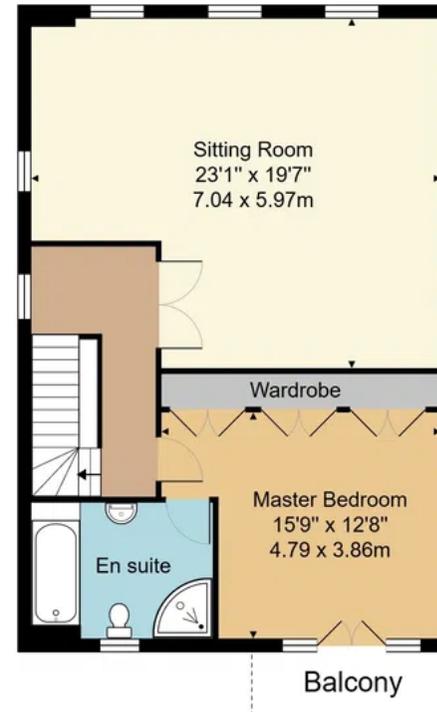




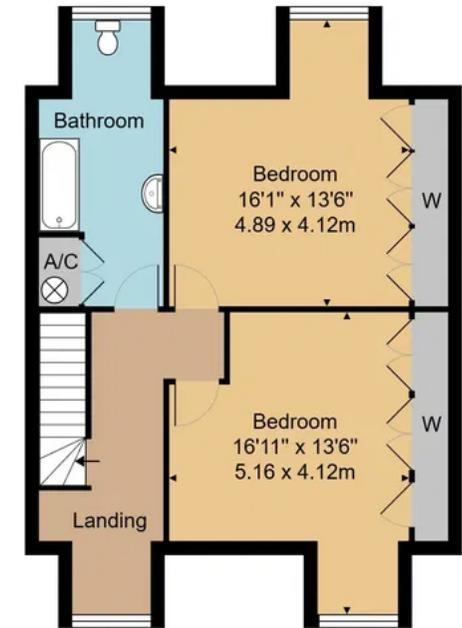
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area (Incl. Garage) 2746 sq. ft / 255.1 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.

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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