



31 Rydal Drive

House - Gross Internal Area : 77.4 sq.m (833 sq.ft.)
(Excluding Cellar Stores)

Garage - Gross Internal Area : 13.2 sq.m (142 sq.ft.)

Approx. Garden Dimensions : 14.5m (47') x 11.5m (37')



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Rydal Drive

Tunbridge Wells, TN4 9ST



An attractive detached bungalow located at the end of a cul-de-sac in the popular Culverden area benefitting from a south facing garden and views from the kitchen and main reception room across Hurst Wood, convenient location to Bishops Down Primary School and within walking distance to a bus service into town.

Enclosed Porch, Hall, Cloakroom, Sitting/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Bathroom, double Glazed Windows, Gas Fired Central Heating, Basement Storage, detached Garage, Front Garden with Off-Road Parking, side access to Rear Garden.

Guide price £475,000 - £495,000 Freehold



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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 detached bungalow in a popular location and benefitting from far reaching views over Hurstwood.
- ◆ South facing established garden.
- ◆ Spacious dual aspect rooms.
- ◆ Potential to extend subject to the usual consents.
- ◆ Enclosed entrance porch with quarry tiled flooring leads to the spacious hall which includes a cloaks cupboard and provided access to the attic.
- ◆ Cloakroom with high level WC and window.
- ◆ Dual aspect sitting/dining room (formerly 2 rooms which could easily reinstated if a third bedroom is required).
- ◆ Superb southerly views over Hurstwood via attractive tall double glazed window.
- ◆ Ornamental brick fireplace with quarry tiled hearth and mantel, dual aspect kitchen/breakfast room with a range of fitted worksurfaces incorporating a ceramic hob, grill and separate oven, range of fitted cupboards, space for appliances including plumbing for dishwasher, useful pantry cupboard and glazed door to outside.



- ◆ Double bedroom 1 fitted with a pair of double wardrobe cupboards and enjoying a dual aspect to the side and a bay window to the front.
- ◆ Double bedroom 2 with dual aspect to the front and side.
- ◆ Bathroom comprising pedestal wash basin, panelled bath with separate shower above, part tiled walls airing cupboard housing insulated hot water tank, chrome towel rail and window to the side.

Outside

- ◆ A door at the rear of the property give access to a height restricted basement housing a Weissman gas fired boiler providing central heating and domestic hot water.
- ◆ The basement is compartmentalised into 3 areas, the main area has plumbing for washing machine, work bench, power and light connected.
- ◆ The front has a drive, an area of garden and garage with up and over door with power and light connected.
- ◆ Gate between the garage and the house leads to the rear garden which is laid mainly to lawn and enjoys a southerly facing aspect with mature and fenced boundaries.

Location

- ◆ Popular residential location close to Hurstwood for country walks, Bishops Down Primary School and within walking distance to a bus service into town.
- ◆ Walking distance to local Secondary and Grammar Schools 0.9 miles away and 1.4 miles from the mainline station with its regular and direct links to London and the coast.

Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk

