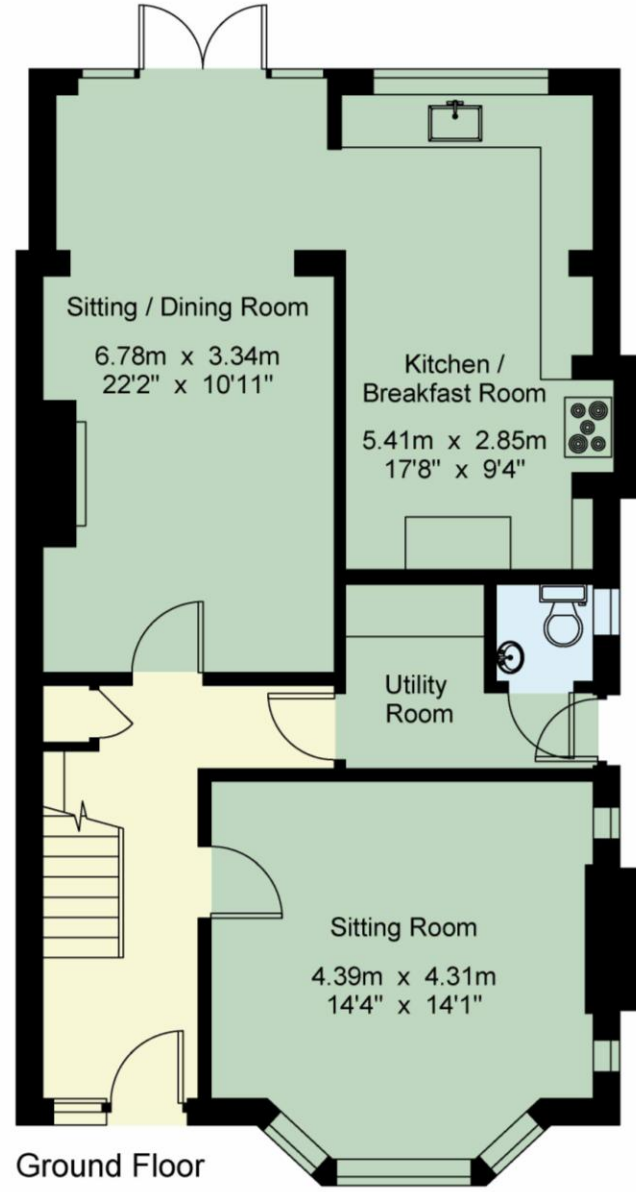


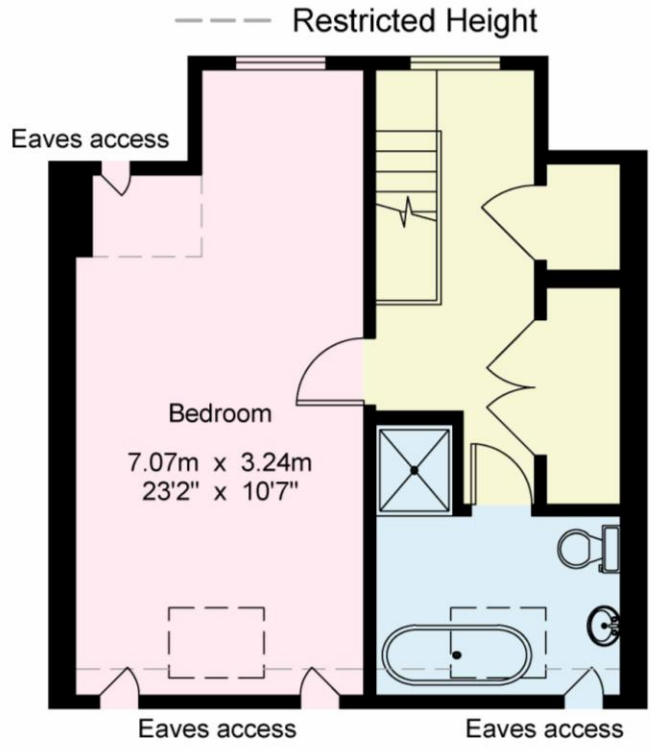
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



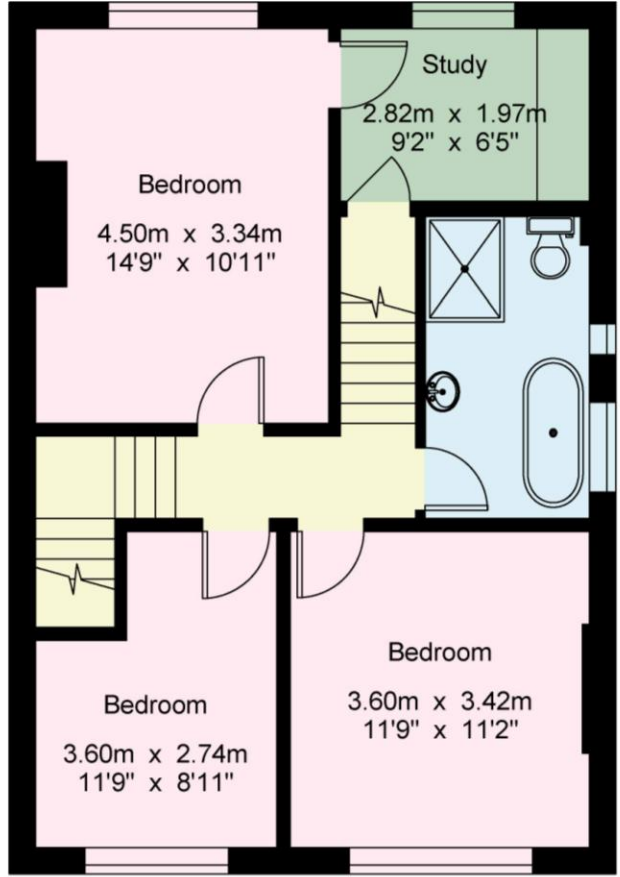
Ground Floor

10 Ashley Gardens

Gross Internal Area : 174.5 sq.m (1878 sq.ft.)



Second Floor



First Floor



10 Ashley Gardens

Tunbridge Wells, TN4 8TY

SUMNER PRIDHAM

A substantial semi-detached family house beautifully presented and significantly upgraded to create ideal family accommodation arranged over 3 floors and located in a popular residential area within walking distance to Rusthall village. Outstanding features include a stunning top floor bedroom suite and a beautiful garden.

Hall, Utility Room, Cloakroom, Sitting/Dining Room, Kitchen/Breakfast Room, 4 Bedrooms, Ensuite Shower Room, Family Bathroom , Study, Double Glazed Windows, Gas Fired Central Heating, Front and Rear Gardens with side access.

Guide price £850,000 - £875,000 Freehold



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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.

10 Ashley Gardens, Tunbridge Wells, TN4 8TY



Property Description

- ◆ Set back and elevated from Ashley Gardens with an attractive front garden and curved path to front door.
- ◆ Generous sized hall featuring a delightful stained glass leadlight window to the front.
- ◆ Wood flooring, dado rail and coat cupboard.
- ◆ Inner glazed door to a utility room with floor to ceiling cupboards and door to outside.
- ◆ Cloakroom with low level WC, washbasin and window, also housing gas fired boiler providing central heating and domestic hot water.
- ◆ Sitting room to the front features a wide bay with fitted shutters, pine fireplace surround with cast iron and tiled inset and features a pair of lead light windows in the recesses either side, original picture rail.
- ◆ Sitting/ Dining room features an attractive period fireplace and a wide arch leads through to the dining area with a slate floor and full width floor to ceiling windows and french doors out to its beautiful garden.
- ◆ Further wide arch leads through to a kitchen fitted with solid wooden worktops, butler sink beneath a window with views to the garden, comprehensive range of cupboards and wall mounted cabinets, dishwasher plus former range recess fitted with rangemaster cooker, plumbing for washing machine and space for tumble dryer.



- ◆ Spacious first floor landing with store cupboard and window overlooking the rear garden.
- ◆ Double bedroom 2 lays to the front of the house.
- ◆ Double bedroom 3 has an attractive view over the rear garden and gives access to the study, also with view to rear garden and a built in store cupboard.
- ◆ Family bathroom is beautifully fitted in a modern traditional style, large walk-in shower with drench head, stand alone claw foot bath with floor mounted taps, pedestal washbasin, high level Burlington WC, chrome towel radiator, black and white tiled floor and fully tiled walls with windows to the side.
- ◆ Staircase leads to the second floor landing arranged as a stunning bedroom suite.
- ◆ In the landing there is a generous walk-in wardrobe, large dual aspect vaulted bedroom with exposed beams.
- ◆ Quality fitted bath/shower room in the modern traditional style with standalone claw foot bath, high level Burlington WC, pedestal wash basin and walk-in shower cubicle large skylight, fully tiled walls and black and white tiles floor.

Outside

- ◆ **Front:** the property is elevated and set back from Ashley Gardens with an attractive front garden laid to lawn and side access to
- ◆ **Rear Garden:** beautifully arranged and almost level, well established landscaped with a large semi-circular brick paved patio accessed from the sitting dining room with a dwarf wall and 2 central steps leading to a long wide brick path bisecting a manicured lawn.
- ◆ Variety of flowering shrubs to include an Acer and Buddleia and there are fenced boundaries either side and a mature Silver Birch, at the far end of the garden there is large garden shed.

Practicalities

- ◆ The property has been well maintained and is considered to be presented in excellent order.
- ◆ The top floor was converted in 2018 with building control certificates.

Viewing

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

