



**1 Sandhurst Ave**  
Tunbridge Wells Kent



A beautifully presented, extended, and much improved spacious 3/4 bed family home with large rear garden with southerly aspect, situated in a quiet road in the much sought after village of Pembury, within walking distance of the local amenities.

**Guide price £600,000 - £625,000 Freehold**



**Situation:**

The property is situated in an enviable position in a sought-after residential road in Pembury Village which has good local shops catering for everyday needs including a post office, butchers, chemist, hairdressers, newsagents, a Tesco superstore and pubs including the Black Horse and the Camden Arms, with the nearby A21 links directly to the M25 London orbital. Within easy reach are the mainline stations of Tunbridge Wells & Tonbridge with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from approximately 30 -50 minutes

Tunbridge Wells town centre is within easy reach and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles.

There are many highly regarded schools in the vicinity, including Pembury Primary School and both State and Grammar schools in Tunbridge Wells & Tonbridge

**Description:**

A noticeably spacious property providing versatile accommodation over two floors having been extended and extensively updated including an updated kitchen, bathrooms, electrical and heating system. The property benefits from wood engineered flooring and underfloor heating throughout the majority of the ground floor, and the home has a light and airy feel. **The property also has planning permission granted for a large extension to create a 4/5 bedroom home.**

The accommodation includes, on the entry level; a panelled entrance porch; an inner hallway with hanging hooks for coats; a spacious dual aspect living room extending to over 14ft with sliding doors providing access to the garden, feature recessed window seat, and wood burner; a contemporary designer kitchen which seamlessly flows into the dining area (in total extending to almost 25ft) featuring a wide range of shaker style wall and base units, complementary Quartz work surfaces, a breakfast bar, attractive gloss tile splashbacks, Butler style sink with mixer tap over, and fitted appliances including a NEFF oven, NEFF induction hob with stainless steel extractor, and Neff dishwasher. The property also benefits from a well-proportioned utility room with a range of shaker style wall and base units, plumbing for a washing machine, and attractive wall and floor tiling. The spacious dining area has full width Bi-fold doors providing access to a large decked area and the garden, and a large skylight giving a good deal of natural light. Adjacent to dining area is a large bedroom which is currently being utilised as a home office but would also make a perfect family or playroom. Also located on this floor is a further double bedroom with adjacent contemporary bathroom featuring a walk-in shower with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, heated towel rail, and attractive gloss wall tiling. On the top floor is a landing with adjacent airing cupboard and two good sized double bedrooms both with garden views, and a family bathroom with space offset bath with both rain and separate shower attachments, low level w/c, wash basin with waterfall tap over and storage beneath, stainless steel heated towel rail, and attractive wall and floor tiling.

To the front of the property is a garden and driveway and to the rear is a large private garden with southerly aspect mainly laid to lawn, a large decked area ideal for outdoor entertaining, good-sized area of lawn boarded by raised flower beds, and area of shingle ideal for garden table and chairs.

**Services:** Mains water and electricity. Gas-fired central heating.

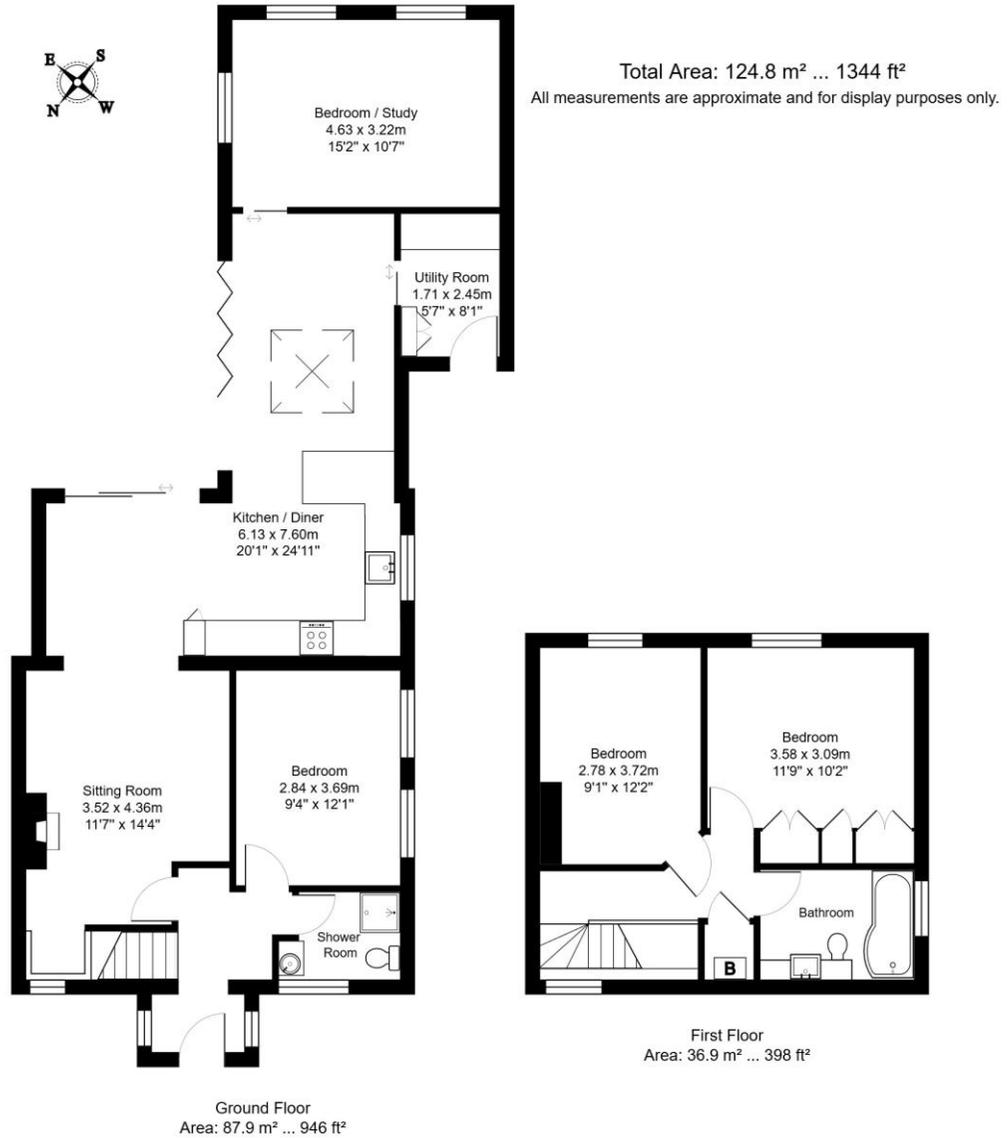
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council Tax Band:** D

**Current EPC Rating:** D

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)