STRAWBERRY CLOSE

TUNBRIDGE WELLS - GUIDE PRICE £780,000 - £800,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

19 Strawberry Close
Tunbridge Wells, TN2 5PD

Entrance Porch - Wide Entrance Hallway - Bedroom With En-Suite - Bedroom 2 - Bedroom 3/Office - Bathroom - Dining Room - Sitting Room - Conservatory - Kitchen - Utility - Double Length Garage - Driveway Providing Off Road Parking - EV Charger - Front Garden - Wrap Around Rear Garden

A substantial and chain free two/three bedroom detached family bungalow with three reception rooms situated on this desirable cul-de-sac off Broadwater Down.

UPVC double glazed front door to:

ENTRANCE PORCH:
Tiled floor, UPVC double glazed door to:

WIDE ENTRANCE HALLWAY:
Two radiators, coving to ceiling, twin storage cupboards with oak doors, access to loft, storage cupboard housing boiler, airing cupboard. Doors to:

BEDROOM 1:
Coving to ceiling, two built-in wardrobes, radiator. UPVC double glazed window to front.

EN-SUITE SHOWER ROOM:
Shower cubicle with 'Mira' electric shower, wash hand basin with mixer tap and vanity unit, low level WC. Tiled floor, part tiled walls, inset spotlights. Frosted double glazed window to side aspect.

BEDROOM 2:
Radiator, recess area. UPVC double glazed window to side.

BEDROOM 3/OFFICE:
Parquet flooring, built-in storage cupboard, handcrafted fitted wardrobes. UPVC double glazed window to side.

BATHROOM:
White suite comprising panel enclosed bath with mixer tap and 'Mira' electric shower, push flush low level WC, pedestal wash hand basin with mixer tap. Heated towel rail, tiled walls, tiled floors. Frosted UPVC double glazed window to side.

DINING ROOM:
Parquet flooring, radiator, coving to ceiling. UPVC double glazed window to rear.

SITTING ROOM:
Parquet flooring, TV point, radiator, coving to ceiling, gas log effect fire set in brick surround. UPVC window to side. Sliding UPVC double glazed doors to:

UPVC CONSERVATORY:
Tiled flooring, patio doors to rear garden.

KITCHEN:
Fitted with a range of cream wall and base units with worktops over. One and a half bowl stainless steel sink unit with mixer tap and tiled splashbacks. Gas hob and 'Bosch' electric built-in oven. Pull-out pan drawer. Integrated dishwasher and integrated fridge. Tiled flooring, radiator.

UTILITY ROOM:
Two cream base units with worktop. Stainless steel sink unit with mixer tap. Space for fridge/freezer and space and plumbing for washing machine. Tiled splashbacks. Door to:

DOUBLE LENGTH GARAGE:
With electric door, workshop area, power and lighting, door to garden, EV charger.

OUTSIDE FRONT:
Driveway for two cars, access to garage, artificial lawn area, shrubs, cast iron gate to:

OUTSIDE REAR:
A wrap around rear garden with artificial lawn and paved sections. Two timber sheds, greenhouse, attractive flower beds. Rear access gate, outside tap, various trees and shrubs, hedge screening.

SITUATION:
The property is situated with easy access to the town centre which offers an extensive range of shops, restaurants, bars and two theatres. The historic Pantiles and mainline station are just under a mile away. Parks and open spaces wthin walking distance include nearby Hargate Woods and the Common. There are many places of historic interest and attractive walks in the area. Recreational facilities include the Nevill Golf Club and Nevill ground tennis and cricket. Sailing and fishing at Bewl Water and easy access to surrounding villages for country pursuits and a variety of pubs. There are many highly regarded schools in the area including Claremont Primary School, Bishops Down Primary School, the Mead, Rose Hill and Holmewood House Prep Schools as well as grammar schools in both Tunbridge Wells and nearby Tonbridge. Tunbridge Wells mainline station has commuter services to London Charing Cross via London Bridge and Waterloo East with travel times approximately under one hour.

TENURE:
Freehold

COUNCIL TAX BAND:
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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.

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Bungalow Approx. Gross Internal Area 1325 sq. ft / 123.1 sq. m
Approx. Gross Internal Area (Incl. Garage) 1696 sq. ft / 157.6 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.