



MONARCH GARDENS

TUNBRIDGE WELLS - GUIDE PRICE £750,000 - £765,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

14 Monarch Gardens
Tunbridge Wells, TN2 3JP

A beautifully presented detached home in cul-de-sac location.

Entrance Hall - Downstairs Cloakroom - 21' Sitting Room - Well Equipped Kitchen Open Plan To Dining & Family Area - Separate Utility Room - Study - Principal Bedroom With En-Suite Shower Room - Second Bedroom With En-Suite Shower Room - Two Further Double Bedrooms - Family Bathroom - Double Glazing - Gas Central Heating Via Radiators - Southerly Facing Landscaped Rear Garden - Driveway & Detached Double Garage With Electric Up & Over Door - Sought after Knights Wood Development - No Forward Chain

Set within a small secluded cul-de-sac on this very popular development is where you will find this beautifully presented four double bed roomed detached home which is being offered at a very realistic price with the additional benefit of no forward chain. This property known as the 'Brunswick' was constructed by Dandara Homes approximately 4 years ago and benefits from the remaining six years of a NHBC. As one of the flagship designs, it offers an incredible range of features which include, a generous sitting room with bay window, and separate study ideal for those requiring remote working or studying. The large kitchen, dining and family area occupies the whole rear of the property and includes a well equipped kitchen with appliances, plenty of space for a dining room table, and family area for sofas to relax in or a play area for young children. At first floor level the principal bedroom has an attractive Juliet balcony and en-suite shower room. The second bedroom also has its own en-suite shower room with the remaining two further double bedrooms having use of the family bathroom. All the windows are double glazed and have been fitted with a variety of window dressings including attractive plantation style shutters and venetian blinds. Heating is provided via a gas fired central heating system and a useful loft space being partially boarded provides valuable storage space. There are landscaped rear gardens with a large patio ideal for outside entertaining and plenty of parking with a double width driveway leading to the double garage. In view of this property's particular location and high specification, we really must recommend interested applicants view without delay.





The accommodation comprises, entrance door leading to:

ENTRANCE HALL:

'Amtico' wood effect flooring, power point, single radiator.

DOWNSTAIRS CLOAKROOM:

White low level WC, wall mounted wash hand basin with mixer tap, vanity mirror, 'Amtico' wood effect flooring extractor fan.

STUDY:

Window to front with fitted plantation style shutters, single radiator, power point, telephone point.

SITTING ROOM:

A large comfortable room with forward facing bay window fitted with plantation style shutters. Central heating thermostat, power point, media points.

KITCHEN/DINING/FAMILY SPACE:

Fitted with a range of Shaker style wall and base units with attractive stone worktops. Under worktop one and a half bowl sink with mixer tap. Integrated dishwasher and fridge/freezer. Eye-level electric oven and microwave, induction hob with stone splashback and filter hood above. Under cupboard lighting, attractive herringbone patterned tiled splashbacks, two radiators, 'Amtico' wood effect flooring. Two rear windows with fitted plantation style shutters and central French doors opening to the rear garden.

UTILITY ROOM:

Stainless steel single drainer sink unit with mixer tap. Space for washing machine and tumble dryer. Wall mounted 'Ideal' gas fired boiler. 'Amtico' wood effect flooring, central heating time clock. Two large built-in storage cupboards. Double glazed side door.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

Power points, large walk-in airing cupboard containing the hot water cylinder, access to loft space which has been mainly boarded for storage and has a light.

PRINCIPAL BEDROOM:

Single radiator, central heating thermostat for first floor, power points. French doors open to a Juliet balcony. Range of fitted wardrobes with mirrored sliding doors.

EN-SUITE SHOWER ROOM:

White wall mounted wash hand basin with mixer tap, low level WC, large shower cubicle with plumbed in shower. Vanity wall mirror and cabinet, tiled floor and surrounds, chrome towel rail/radiator, ceiling downlights, shaver point, extractor fan.

BEDROOM 2:

Window to front with fitted plantation style shutters, single radiator, power points. Fitted mirror wardrobe with sliding doors.

EN-SUITE SHOWER ROOM:

White low level WC, wall mounted wash hand basin with mixer tap, large shower cubicle with plumbed in shower. Tiled floor and surrounds, vanity mirror, chrome tower rail/radiator, ceiling downlights, shaver point. Window to front.

BEDROOM 3:

Window to rear with fitted venetian blind, power point, single radiator.

BEDROOM 4:

Window to rear with fitted venetian blinds, single radiator, fitted wardrobe with mirrored sliding doors.

BATHROOM:

Panelled bath with mixer tap and plumbed in shower over, low level WC, wall mounted wash hand basin with tiled surrounds. Tiled floor, vanity mirror, shaver point, ceiling downlights, extractor fan, chrome towel rail/radiator. Window to side.

OUTSIDE REAR:

The southerly facing garden has been landscaped to include a large paved patio area ideal for outside entertaining and has power and light. There is a hot tub that is available via separate negotiation if required. The remaining garden is mainly laid to lawn with a large raised rear border fitted with external lighting. The garden is fully enclosed and has a side gate, outside tap and power.

OUTSIDE FRONT:

Open plan garden laid mainly to lawn with attractive shrubs to the front boundary. Path to covered entrance and a brick paved driveway to the side leads to a detached double garage with electric up and over door, internal power and light, resin-laid floor, storage racking and personal door to garden.

SITUATION:

Located in the sought after Knights Wood development, Knights Park (approximately 0.6 miles) has a multi-screen cinema, health and fitness club, restaurant and a bowling alley. The development also benefits from direct access to Robingate Wood, which features walking trails. Tunbridge Wells (approximately 3.6 miles) is the only spa town in the Southeast of England, known for its elegant architecture, cultural entertainment and shopping attractions in the High Street, and the historic Pantiles, a charming Georgian colonnade with summer Jazz festivals, regular food and craft markets and the Chalybeate Spring. There are two theatres in the town and an abundance of cafes and restaurants, national retailers and interesting shops.



Mainline rail: High Brooms is about 2.1 miles from the property, with services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East).

Schools: Extensive choice of primary and secondary schools in Tunbridge Wells including, St. Peter's primary, Claremont primary and St. James primary. Tunbridge Wells Girls Grammar School, the Skinners School for Boys and Tunbridge Wells Grammar School for Boys. Prep schools include Holmewood House, Rosehill, The Mead, Kent College and The Schools at Somerhill, Tonbridge and Sevenoaks Public Schools. All distance are approximate.

TENURE:

Freehold

Estate Service Charge - currently £470.68 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:

F

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

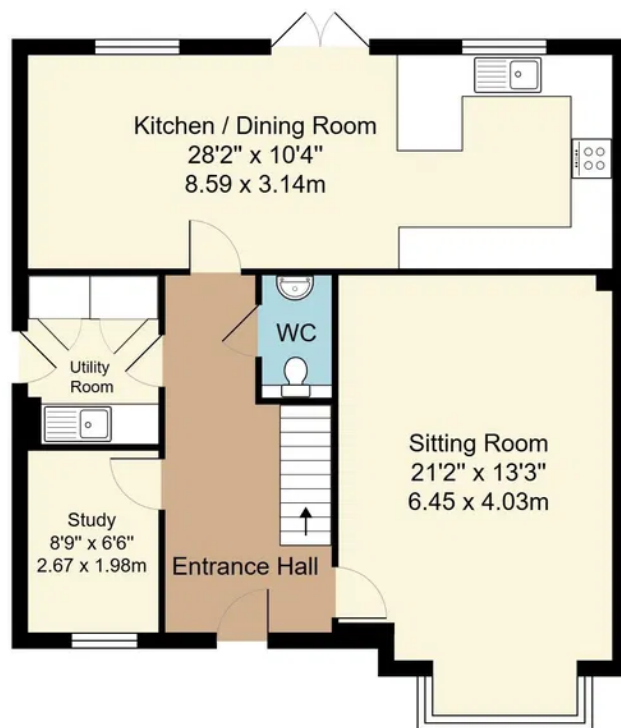
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

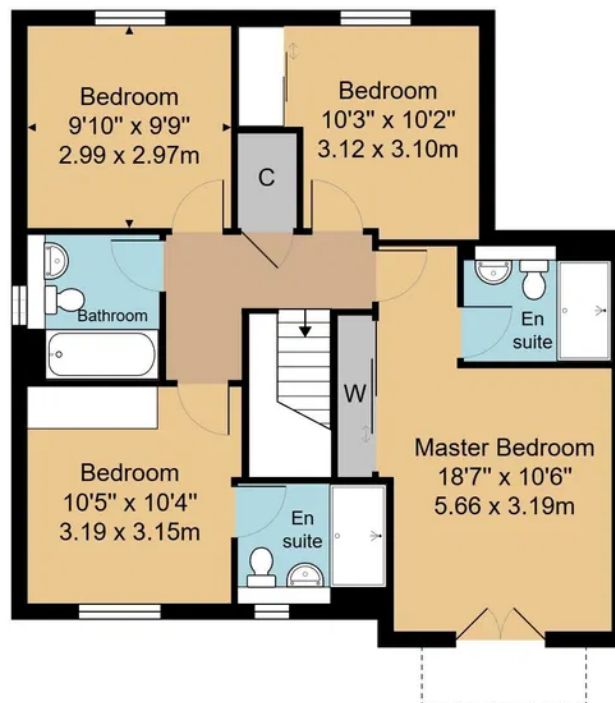
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

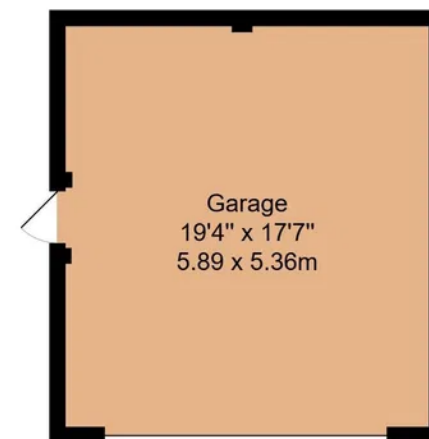




Ground Floor



First Floor



House Approx. Gross Internal Area 1562 sq. ft / 145.2 sq. m
Garage Approx. Internal Area 346 sq. ft / 32.2 sq. m

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211

Email: tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

