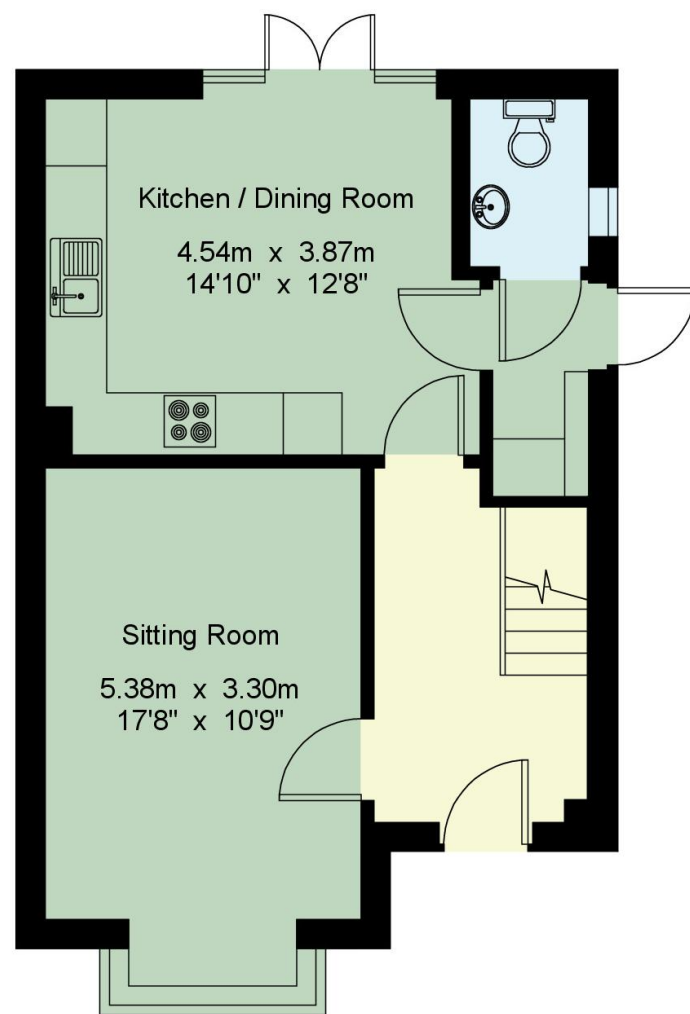
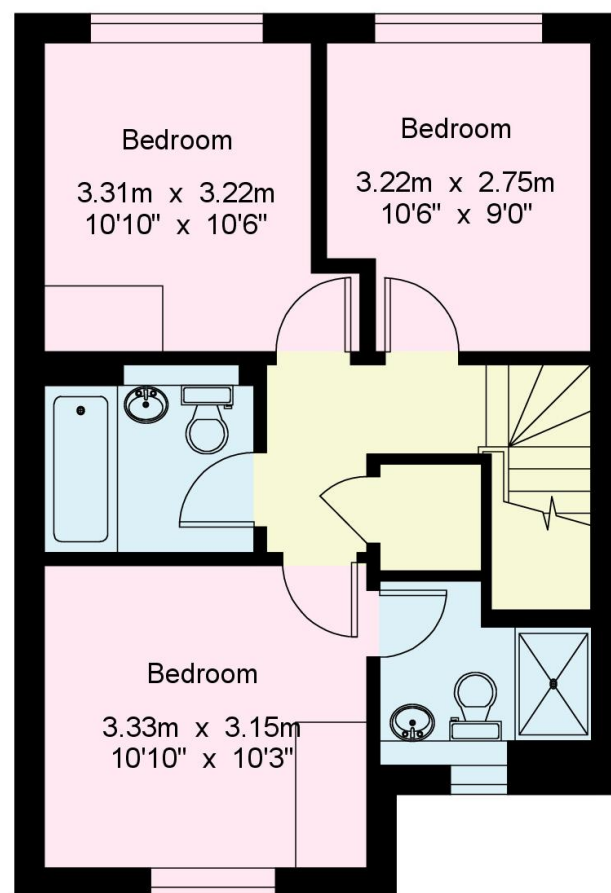




Ground Floor



First Floor



4 The Avenue

Tunbridge Wells, TN2 3LF

SUMNER PRIDHAM

4 The Avenue

House - Gross Internal Area : 93.7 sq.m (1008 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For Identification Purposes Only.

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A spacious and well-presented 3 bedroom semi-detached house located on the increasingly popular Knights Park, a well thought through development, convenient to a mainline station and with its own Primary School, Convenience Store, Gym, Play Area and Woodland Walks.

Covered Porch, Hall, Cloakroom, Sitting Room, Kitchen/Dining Room, Utility Room, 3 Double Bedrooms, Bathroom, Ensuite Shower Room, Gas Fired Central Heating, Double Glazed Windows, Off Road Parking, Car Port, Garden.

Guide price £525,000 Freehold *Chain Free*



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

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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.

4 The Avenue, Tunbridge Wells, TN2 3UW



Property Description

- ◆ Well-presented 3 double bedroom semi-detached house.
- ◆ Walking distance to Primary School, convenience store, cinema and just under 2 miles from a mainline station.
- ◆ Popular family orientated housing development adjacent to attractive woodland walks with its own lake.
- ◆ Stepped back from The Avenue with mature beech hedge and good sized columned covered porch with outside light.
- ◆ Secure composite front door with vertical glazed panel.
- ◆ Generous hall with attractive turned staircase, LED recessed lighting throughout and wood effect flooring.
- ◆ Bay fronted sitting room with fitted shutters, TV and media points, Vaillant central heating thermostat control.
- ◆ Light and spacious kitchen/dining room with patio and floor to ceiling windows out to the garden.
- ◆ Fitted worktops arranged over 2 walls, incorporating a one and a half stainless steel sink and drainer, Neff 4-ring gas hob and matching Neff electric fan oven beneath concealed extractor above, integrated fridge and freezer, Neff dishwasher, good range of cupboards including a pantry cupboard and one housing Vaillant gas fired boiler providing central heating and domestic hot water.
- ◆ Utility room with fitted worktop, Zanussi washing machine, cupboard housing circuit breaker, door to outside.



- ◆ Cloakroom with low level WC wall mounted wash basin and window.
- ◆ Staircase leading to first floor landing with airing cupboard housing insulated hot water tank and slatted shelves and access to attic
- ◆ Double bedroom 1 with fitted wardrobe cupboard with mirrored sliding doors and floor to ceiling window to the front.
- ◆ Ensuite shower room with separate shower cubicle, low level WC with concealed cistern wall mounted washbasin with vanity drawers beneath, fitted mirror tiled walls, display shelf, window to the front and chrome towel rail.
- ◆ Double bedroom 2 with fitted wardrobe cupboard with sliding mirrored doors, window to rear with far reaching view.
- ◆ Double bedroom 3, window to rear with far reaching views.
- ◆ Bathroom with panelled bath, shower attachment, wall hung washbasin, WC with hidden cistern, towel and medicine cabinet.

Outside

- ◆ To the front of the property is a two car drive plus a good sized car port, useful storage shed, outside light and gate gives access to the rear garden.
- ◆ The rear garden is arranged over 2 levels with an elevated patio with access from the kitchen creating an outside dining area, steps down from here lead to an area of lawn.

Practicalities

- ◆ All mains services are connected, tax band

Location

- ◆ Within walking distance to the local Primary School, convenience store, gym, bowling alley and cinema complex.
- ◆ Easy access to retail park with many outlets including Marks and Spencer, Asda, Hobbycraft and many other stores.
- ◆ The mainline station is 1.9 miles away and easy access to the A21 leading to the M25.

Viewing

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

