



11 Harescroft
Tunbridge Wells, Kent

An impressive and substantial family home, featuring 5 bedrooms and three bathrooms, with potential to enlarge still further (STC), a secluded and good-sized rear garden, and situated in a highly regarded development on the favoured south side of town.

Guide price £1,000,000 Freehold



Situation: Harescroft is an exclusive and sought after development adjacent to St Marks Rd situated on the highly regarded south side of the town. 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 and its open spaces, including Dunorlan and Calverley parks.

There are also a number of well regarded state and independent schools in the area, including grammar schools for both girls and boys.

For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.



Description: The property is a substantial family home of over 2,200sq.ft., nestled in a quiet location, and has been enlarged by the current owner and offers the potential to extend still further if required (STC).

The accommodation is arranged over two floors and includes, on the ground floor; a good-sized entrance hall with attractive slate flooring, and adjacent downstairs w/c in addition to a useful understairs storage cupboard; a good-sized study (which could be utilised as a family room) with bay windows providing a good deal of light; a spacious formal sitting room, featuring a fireplace with attractive tile surround and marble hearth as its focal point, and bi-fold doors to the rear running its width providing a good deal of light and access to the terrace in the secluded garden; a separate dining room; a well-proportioned kitchen/breakfast room with a wide range of shaker style wall and base units, complementary wood work surfaces, gloss tile splashbacks, integrated appliances including and AEG dishwasher, 5 ring hob with stainless steel extractor, twin ovens, fridge, and 1 ½ bowl sink with mixer tap over; and a spacious utility room with a range of shaker style wall and base units, attractive gloss wall tiling, stainless steel sink with mixer tap over, plumbing for both a separate washing machine and dryer, and space for an American style fridge/freezer.

On the first floor the good-sized landing provides access to five well-proportioned bedrooms, with the noticeably spacious principal suite benefiting from fitted wardrobes, a dressing room with fitted wardrobes and areas of shelving, and ensuite bathroom with large walk-in shower, wash basin with mixer tap over and storage beneath, low level w/c, heated towel rail, attractive wall and floor tiles. The second bedroom also benefits from an ensuite bathroom, and there is an additional family bathroom adjacent to the landing featuring a panelled bath with massage shower over, low level w/c, and basin with mixer tap over.



To the front of the property is a driveway providing parking for several cars, an integral garage, and a landscaped garden with mature trees and shrubs. To the rear is a secluded garden, featuring a large terrace ideal for outdoor entertaining, a good-sized area of lawn with well stocked borders with an abundance of mature plants and shrubs, and a shed.

Services: Mains water and electricity. Gas central heating.

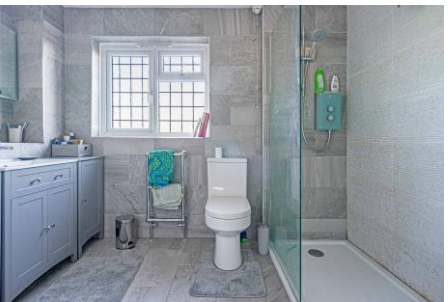
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current EPC Rating: D

Council tax band: G

01892 619888 www.greenlizardhomes.co.uk

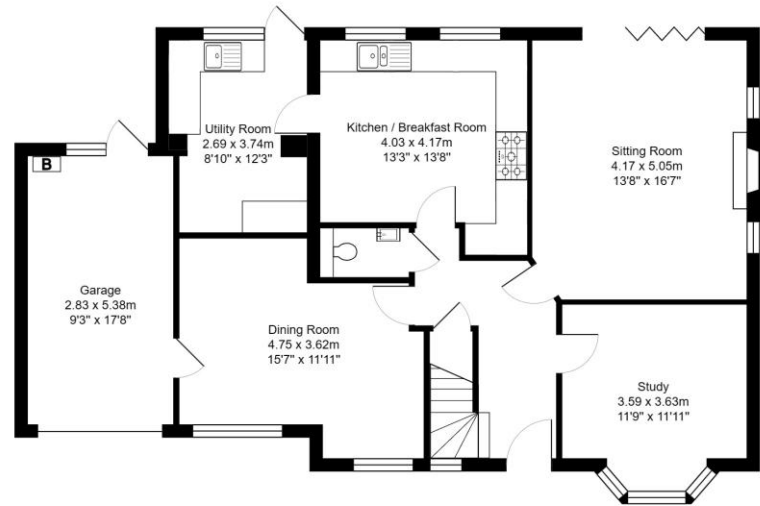
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total Area: 205.8 m² ... 2216 ft²
 All measurements are approximate and for display purposes only.



First Floor
 Area: 100.4 m² ... 1081 ft²



Ground Floor
 Area: 105.4 m² ... 1135 ft²

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

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