

PARKWOOD CLOSE

TUNBRIDGE WELLS - GUIDE PRICE £450,000 - £465,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

18 Parkwood Close
Tunbridge Wells, Kent, TN2 3SX

Entrance Hallway - Cloakroom - Kitchen - Sitting Room/Dining Area - First Floor Landing - Three Bedrooms - Shower Room - Front & Rear Gardens Garage

Offered as top of chain and the beneficiary of an impressive refurbishment program under the current owner, a large three bedroom end of terrace home with good sized gardens, private parking in the form of a garage and an especially peaceful ambience given its location set between a footpath and the beautiful Grosvenor and Hilbert Park to the rear. A glance at the attached floorplan will give an indication as to the size and flexibility of this proposition. The photographs will confirm the quality of finish. Beyond this, the house enjoys a ground floor WC, newly fitted carpets, a recent redecoration, double glazed windows and has solar panels to the roof. We consider this house to be an excellent opportunity for any family seeking an affordable location in town, still proximate to railways station, trunk roads and award winning parks. To this end, we would encourage all parties to make an immediate appointment to view.

Access is via a solid door to:

ENTRANCE HALLWAY:
Areas of wood block flooring, radiator, fitted cupboard with inset gas metre and electrical consumer unit, textured ceiling. Doors to:

CLOAKROOM:
Wood effect flooring, low level WC, wall mounted wash hand basin with tiled splashback, radiator, inset spotlights to the ceiling, extractor fan.

KITCHEN:
Range of wall and base units with a complementary work surfaces. Serving hatch to lounge area. Inset single bowl sink stainless steel sink with taps over. Space for freestanding electric oven and space for washing machine. Wood floor, textured ceiling. Space for a small breakfast table and chair chairs. Georgian style double glazed window to the front.







SITTING ROOM/DINING AREA:
Of an excellent size and with ample room for large lounge furniture and entertaining, dining table and chairs. Newly fitted carpets, two radiators, various media points, textured ceiling, wall mounted air-conditioning unit. A bank of Georgian style double glazed windows to the rear with views across the private garden to Grosvenor & Hilbert Park beyond and a partially glazed Georgian style double glazed door to the rear garden.

FIRST FLOOR LANDING:
Newly fitted carpets, loft access hatch, door to a cupboard housing hot water cylinder and wall mounted 'Worcester' boiler with further storage space. Doors to:

BEDROOM:
Recently fitted carpet, radiator, textured ceiling. Space for bed and associated bedroom furniture. Georgian style double glazed windows to the front.

BEDROOM:
Of a good size and room for a double bed and associated bedroom furniture, newly fitted carpet, radiator, textured ceiling. Georgian style double glazed windows to the front.

SHOWER ROOM:
Fitted shower cubicle with sliding glass screens, wall mounted shower with single head, pedestal wash hand basin, low level WC. Vinyl floor tiles, fitted medicine cabinet with mirror front, wall mounted towel radiator, extractor. Double glazed window to the side.

BEDROOM:
A double bedroom with space for double bed and associated bedroom furniture. A bank of fitted wardrobes. Two radiators, various media points, fitted cupboard with generous areas of shelving. Two sets of Georgian style double glazed windows to the rear with views toward Grosvenor and Hilbert Park.

OUTSIDE FRONT:
The front garden is set to a lower maintenance design with steps leading from the pavement to the front door and along the side of the property to the rear garden. There are two sets of banked beds set to wood chip with further areas of stone chipping and stepping stones. The property has use of a private garage to the side of the house, the middle of three clearly denoted with the house number.







OUTSIDE REAR:
The rear garden is principally set to lawn with an area of paving stones immediately adjacent to the house, the latter offering good space for garden furniture and entertaining. Retaining wooden fencing and a side gate. There are views immediately over Grosvenor and Hilbert Park, the latter creating a particularly peaceful ambiance given the convenience of this property.

TENURE:
Freehold

COUNCIL TAX BAND:
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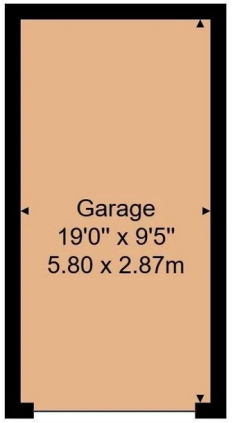
VIEWING:
By appointment with Wood & Pilcher 01892 511211

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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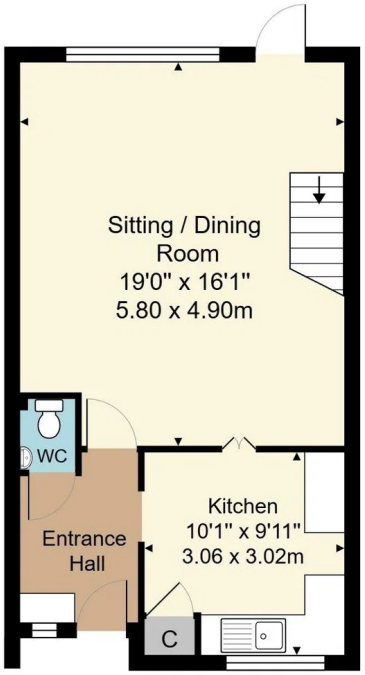
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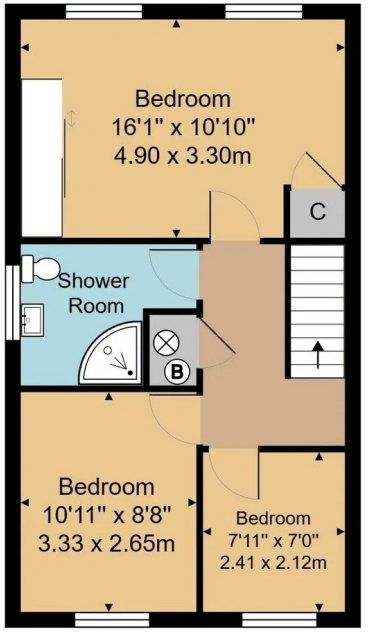


House Approx. Gross Internal Area
935 sq. ft / 86.9 sq. m

Garage Approx. Internal Area
179 sq. ft / 16.6 sq. m







Ground Floor **First Floor**

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.