

40 Hawkenbury Road

Tunbridge Wells, TN2 5BJ

SUMNER PRIDHAM

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House - Gross Internal Area : 136.2 sq.m (1466 sq.ft.)

Office - Gross Internal Area : 5.37 sq.m (57 sq.ft.)



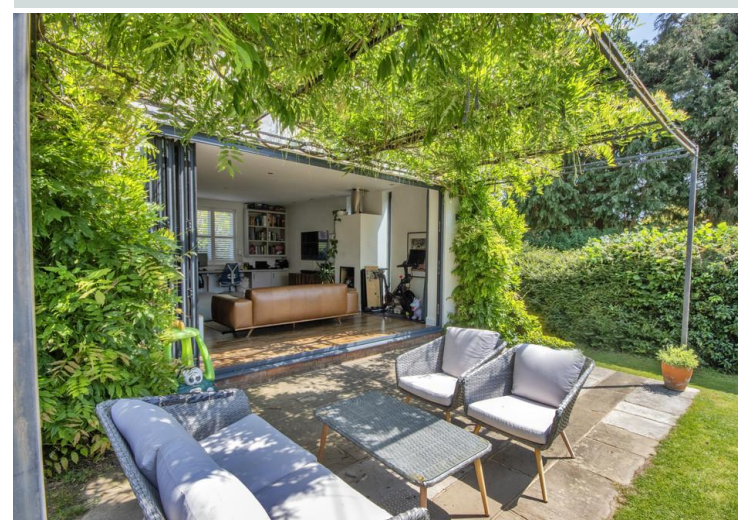
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A substantially built and beautifully presented double fronted family House significantly upgraded to include a 15 panel solar system with House battery, air source heat pump and upgraded exterior wall and loft insulation. Well appointed accommodation includes 24'6" kitchen/Day room and a stunning Architect designed 23' x 16'7" sitting room extension with bifold doors out to a sunny garden. Convenient location close to St Peters primary School and 1.1 miles walking distance to Central Station.

Hall kitchen/dining room sitting room utility room cloakroom three bedrooms bathroom multiple off-road parking bespoke garden office with high-speed connection

Guide Price: £700,000 - £725,000



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

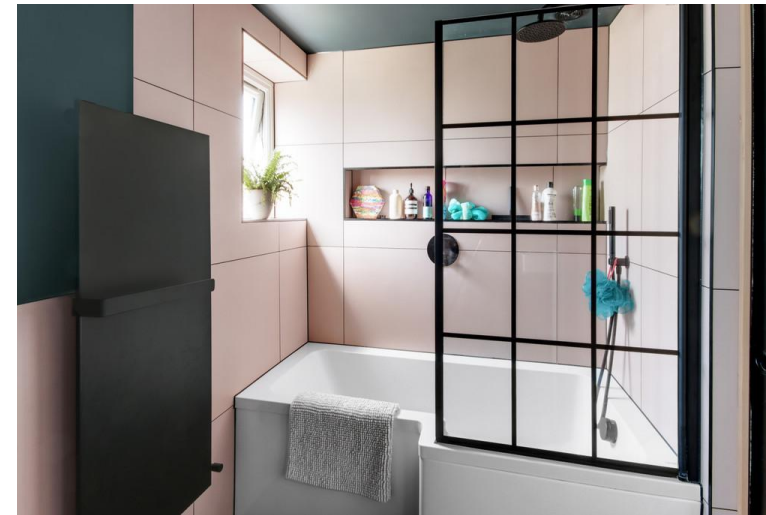
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Property Description

A substantial semi-detached house significantly improved and incorporating modern technology with large character rooms

- Architect designed triple aspect sitting room with 2.7m ceiling height and bifold doors out to garden
- Convenient location to Saint Peters Primary School Mainline Station and Dunorlan Park
- Multiple off-Road parking to include EV car charger and "Asgard" metal shed
- Garden Office with peg board style shelving and desk, fitted underfloor heating, high speed wired Internet connection
- Modern double-glazed windows shuttered to the front plus energy efficient "Solidors" external doors.
- Large ground floor rooms include open Plan dual aspect kitchen dining room



- Stylish polished concrete kitchen work surfaces with a combination of Hiroko hardwood and tiled up stands comprehensive range of soft closing cupboards and drawers including pull out pantry cupboard. Appliances include a dual double oven induction hob with extractor above and integrated dishwasher. 1 1/2 sink and drainer beneath wide casement window overlooking the garden
- Adjacent Utility room with plumbing for an American style fridge freezer and washing machine.
- Stunning triple aspect sitting room 2.7 m tall ceiling and five panel bifold doors out to a large covered pergola patio. Feature brick wall. Raised contemporary fireplace solid oak floor and bespoke fitted Office furniture with soft closing cupboards and display open box shelving. Shuttered windows to the front.
- The principal bedroom enjoys a dual aspect to the side and over the rear garden with built-in wardrobe cupboard and wooden flooring. Bedrooms 2 and 3 feature shuttered double-glazed windows to the front.
- Pocket door from the landing gives access to remodelled bathroom fitted with shower end bath and matching suite of wash basin and low-level WC.

Outside

One of the many features of the property is the private South West facing garden enjoying afternoon Sun. Bifold doors from the sitting room give access to a wisteria covered patio leading out to Lawn with mature shrub and fenced borders.

Outside Office

Custom built garden Office with double glaze window and door underfloor heating pegboard shelving and desk and wired Internet connection.

Set back from the Road and landscape to provide multiple off-road parking Simpson and partner EV charger installed and useful Asgard metal shed. side gate gives access to the rear garden