



79 The Boundary

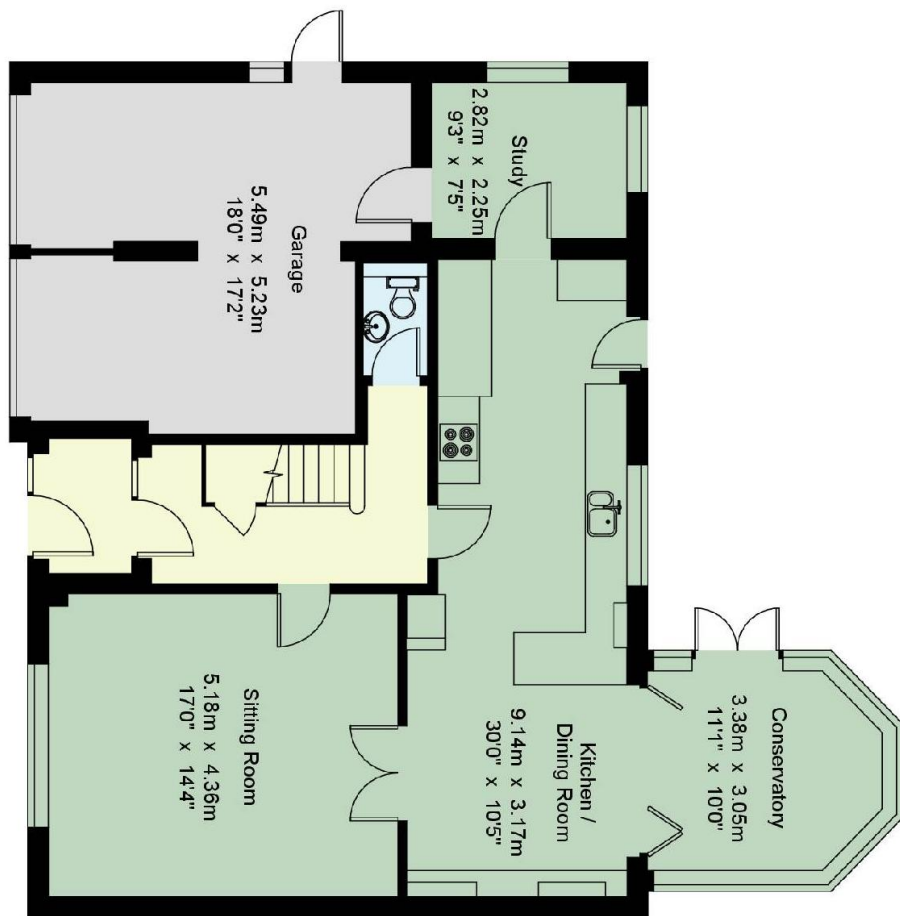
Langton Green, Tunbridge Wells, TN3 0YA

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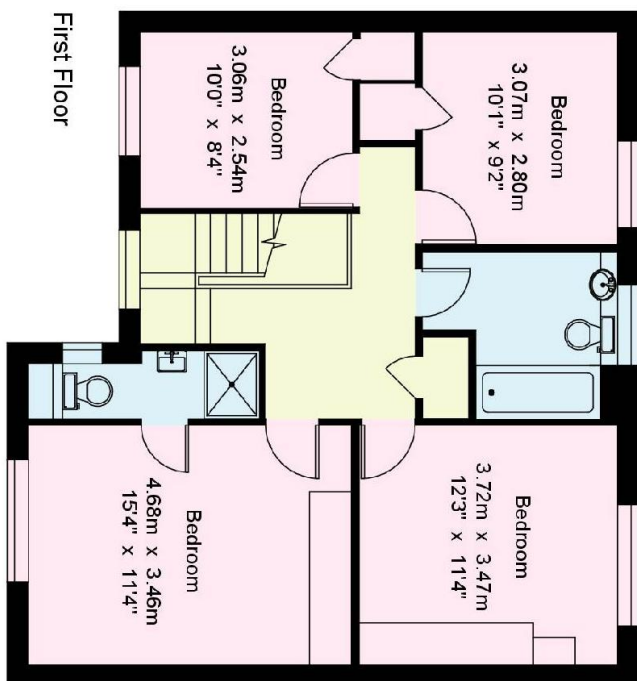
A quietly located detached property successfully updated and remodelled to create beautifully presented open plan living taking advantage of its private southwest facing garden. Good size well-proportioned rooms.

Enclosed Porch, Hall, Cloakroom. Sitting Room, Kitchen/Dining Room, Study, Garden Room., Four Bedrooms, En-suite Bathroom, Family Bathroom, Double Glazed Windows, Gas Fired Central Heating, Front and Rear Gardens, Double Garage, Multiple Off-Road Parking.

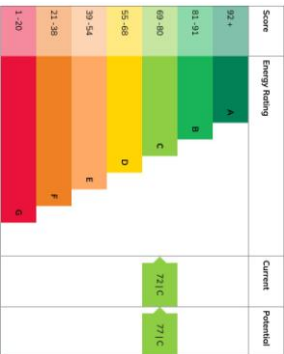
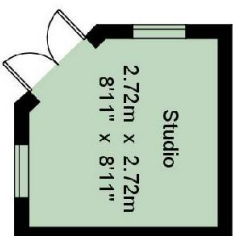
Guide Price £900,000 - £925,000 Freehold



Ground Floor



First Floor



79 The Boundary
House - Gross Internal Area : 153.4 sq.m (1651 sq.ft.)
Garage - Gross Internal Area : 25.9 sq.m (278 sq.ft.)
Studio - Gross Internal Area : 6.8 sq.m (73 sq.ft.)

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29 Vale Road
Tunbridge Wells
Kent
TN1 1BS



Property Description

- ◆ Light and spacious detached family house benefiting from open plan layout in a quiet residential location. Well proportioned rooms and decorated to a high standard throughout.
- ◆ Flexible layout to the kitchen/dining with both the adjoining garden and main sitting rooms having glazed doors, ideal for parties.
- ◆ Located at the end of "The Boundary" away from passing traffic with a good-sized front garden and driveway.
- ◆ 0.6 miles (approximately 12-minute walk) to Rusthall High Street. 2.2 miles to Tunbridge Wells Central Station.
- ◆ Spacious enclosed porch with inset doormat, coat hanging rails leading to an attractive hallway featuring a galleried landing.
- ◆ Wooden flooring continues through to the doakroom, kitchen/dining room and study.
- ◆ The open plan kitchen dining room is fitted with extensive granite work surfaces incorporating a Peninsula unit to the dining area. 1 1/2 stainless steel sink fitted beneath a window with view to garden.
- ◆ Comprehensive range of cupboards and drawers.
- ◆ Appliances include a ceramic hob eyelevel oven, microwave, dishwasher, plumbing and space for American style fridge freezer.



- ◆ The dining area is fitted with an attractive wall-to-wall dresser style unit with illuminated display cupboards.
- ◆ Bifold doors lead into the garden room with French doors to outside, where attractive views of the garden can be enjoyed.
- ◆ Located off the kitchen the study has a dual aspect and outlook to the garden with door to outside.
- ◆ A pair of part glazed doors from the dining room lead into a well-proportioned sitting room with fitted shuttered windows to the front and door to hall.
- ◆ Staircase from the hall leads to a galleried first floor landing access to an insulated attic space with loft ladder connected. Airing cupboard housing unvented hot water tank.
- ◆ Good size principal bedroom with attractive outlook to the front and fitted wardrobe cupboards.
- ◆ Ensuite modern walk-in shower, wash basin with cupboard beneath, low level WC with hidden cistern, mirrored medicine cabinet, and window.
- ◆ Double bedroom two with views over the rear garden, fitted wardrobes and matching bedroom furniture.
- ◆ Double bedroom three also has views over the rear garden and a built-in shelved cupboard.
- ◆ Bedroom four is currently arranged with fitted box display shelves and a built-in wardrobe cupboard.
- ◆ Family bathroom has a panelled bath with separate shower, hidden cistern wash basin with cupboard beneath, chrome towel rail, and window.

Outside

- ◆ One of the features of the property is its quiet setting and South-West facing garden.
- ◆ The rear garden is well established and benefits from a large entertaining patio with access from the kitchen and garden room. Beyond is a lawned area with many flowering shrubs, an attractive summer house and a delightful pergola walkway. There is also power, light connected and an outside tap.
- ◆ Side gate gives access to the front garden with its large driveway providing multiple off-road parking.
- ◆ Double garage with two up and over doors, window to the side, a utility area with plumbing for washing machine, door to garden and internal door into the study.

Location

- ◆ Located near to the end of the boundary, a popular residential development accessible to Rushall (0.6 miles) with its excellent range of independent shops including a bakery, doctors' surgery, Primary school, post office/general store.
- ◆ Tunbridge Wells Central Station is 2.2 miles. The town offers a wide range of shopping facilities, independent shops and cafés in the High Street and famous Pantiles.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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