
CYPRESS GROVE
TUNBRIDGE WELLS - £495,000
WOOD & PILCHER
Sales, Lettings, Land & New Homes

17 Cypress Grove
Tunbridge Wells, TN2 5JR

Entrance Lobby - Lounge - Inner Lobby Area - Ground Floor Shower Room - Bedroom - Conservatory - Kitchen - First Floor Landing - Two Bedrooms - Bathroom - Front & Rear Gardens - Driveway Providing Off Road Parking For 1 Vehicle

Offered as top of chain and with an especially flexible layout, a three-bedroom detached family home in a peaceful Tunbridge Wells location requiring modernisation and refurbishment in some areas. A glance at the attached floorplan will give the best indication of the living and sleeping space available. The lounge opens onto a large conservatory giving an excellent further living/dining area and the side extension offers a ground floor WC, a shower room and a large double bedroom. The latter may have particular value to buyers looking for an annexe or even space to rent to a third party.

It is a feature of the house that all bedrooms are double and there is a further family bedroom on the first floor. The house has a private driveway and pleasant, enclosed rear gardens. At this price and in this locale, we believe the property reflects excellent value for money and we encourage all interested parties to make an early appointment to view.

Access is via a partially glazed front door with inset opaque panels to:

ENTRANCE LOBBY:
Carpeted, radiator textured ceiling, wall mounted electrical consumer unit, stair to first floor and leaded style double glazed window to the front. Door to:

LOUNGE:
Carpeted, radiator, various media points, textured ceiling with cornicing, wall mounted thermostatic control. Ample room for lounge furniture and for entertaining. Door to generous under stairs cupboard.

INNER LOBBY AREA:
Tall opaque double glazed window to the front, loft access hatch and doors to:







GROUND FLOOR SHOWER ROOM:
Corner shower cubicle with sliding glass screen and single showerhead over, low level WC, pedestal wash hand basin with splashback mixer tap. Radiator, extractor fan. Opaque double glazed window to the side.

BEDROOM:
Of a good size and with ample room for a double bed and associated bedroom furniture. Carpeted, radiator. Double glazed leaded style windows to the rear and double glazed door to conservatory.

Double glazed double French doors from lounge to:

CONSERVATORY:
Of a very good size and with ample room for dining or garden furniture. Wood effect laminate flooring, areas of exposed brickwork, rendered wall and double glazed panel construction, with a further double glazed door leading to the rear gardens and double glazed door returning to the ground floor bathroom.

KITCHEN:
Fitted with a range of wall and base units with a complementary worksurface. Integrated electric oven and gas hob with extractor head over. Inset one and a half bowl stainless steel sink with mixer tap over. Space for washing machine, tumble dryer and freestanding fridge/freezer. Wall mounted 'Worcester boiler'. Tiled floor, part tiled walls, radiator. Space for a breakfast table and chairs. Partially glazed double glazed door to the rear with further double glazed window to the rear and double glazed leaded style windows to the front.

FIRST FLOOR LANDING:
Carpeted, textured ceiling and loft access hatch. Door leading to a cupboard with hot water cylinder and further storage space. Doors to:

BEDROOM:
Of a good size and with room for a double bed and associated bedroom furniture. Carpeted, radiator, textured ceiling. Good space for freestanding wardrobes. Double glazed leaded style window to the rear.

BEDROOM:
Carpeted, radiator. space for double bed and associated bedroom furniture. Double glazes window to the rear.







BATHROOM:
Panelled bath with mixer tap and single shower attachment, pedestal wash hand basin, low level WC. Vinyl floor, part tiled walls, radiator, wall mounted mirror, wall mounted light and shaver point. Opaque double glazed leaded style window to the front with roller blind.

OUTSIDE FRONT:
The front garden is principally laid to lawn with mature tree and shrub plantings. Covered entrance to the front door and a herringbone brick driveway with space for one vehicle. Further bin storage and a gate leading to the rear gardens.

OUTSIDE REAR:
A combination of of retaining wooden fencing and brickwork and set principally to lawn with deep beds with mature small tree and shrub plantings. An area of patio to the immediate rear of the property with space for garden furniture and entertaining.

TENURE:
Freehold

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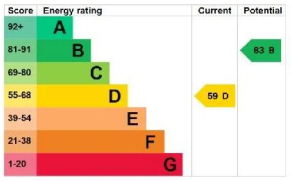
VIEWING:
By appointment with Wood & Pilcher 01892 511211

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.

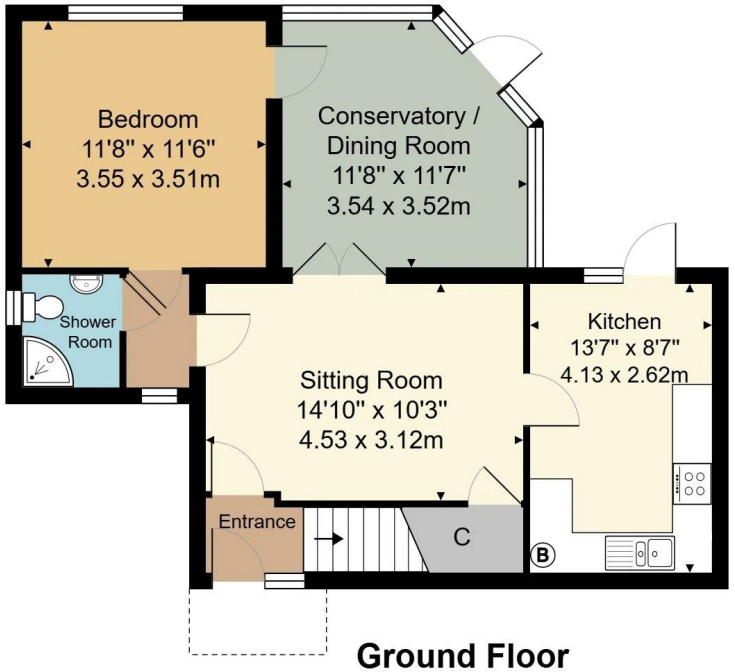
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First Floor



Ground Floor

Approx. Gross Internal Area 981 ft² ... 91.1 m²

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.