

Banfield Estate Agents

# 13 Teasley Mead

Tunbridge Wells, TN3 9TT

**Price Guide £400,000**

3 | 1 | 2 | D

Set behind a private front garden, the property benefits from a driveway providing off-road parking and access to a single garage. The front door opens into a porch, with additional direct access leading through to the rear garden.

A bright entrance hall gives access to the principal rooms. The lounge enjoys a pleasant outlook over the front garden, while the dining room also benefits from a front-facing window and fitted shelving.

The kitchen is fitted with a range of wall and base units, complemented by part-tiled walls and under-counter space for appliances. A useful storage cupboard is included, along with direct access to the garden.

The accommodation comprises three bedrooms, with the principal bedroom featuring a front aspect and built-in wardrobes. Bedroom two also benefits from built-in wardrobes, while bedroom three overlooks the rear garden. A separate WC is provided, alongside a family bathroom fitted with a bath and overhead shower, heated towel rail, wash hand basin with wall-mounted unit, and a frosted rear window.

A particular highlight of the property is the generous rear garden. The garden features a patio area ideal for outdoor dining and entertaining, leading onto a well-maintained lawn bordered by established hedging. With plenty of room for children to play, keen gardeners to enjoy, or simply to relax in peaceful surroundings. Additional benefits include a shed and access to a useful brick-built storage space.

The property also presents an excellent opportunity for a buyer looking to put their own stamp on a home, offering scope for modernisation and personalisation throughout.
Tucked away in the peaceful hamlet of Blackham, yet conveniently close to the vibrant town of Royal Tunbridge Wells, the property enjoys the best of both worlds. Surrounded by beautiful countryside and within easy reach of Ashdown Forest and Hever Castle, the location offers a tranquil rural lifestyle without sacrificing accessibility.

Council Tax Band: D









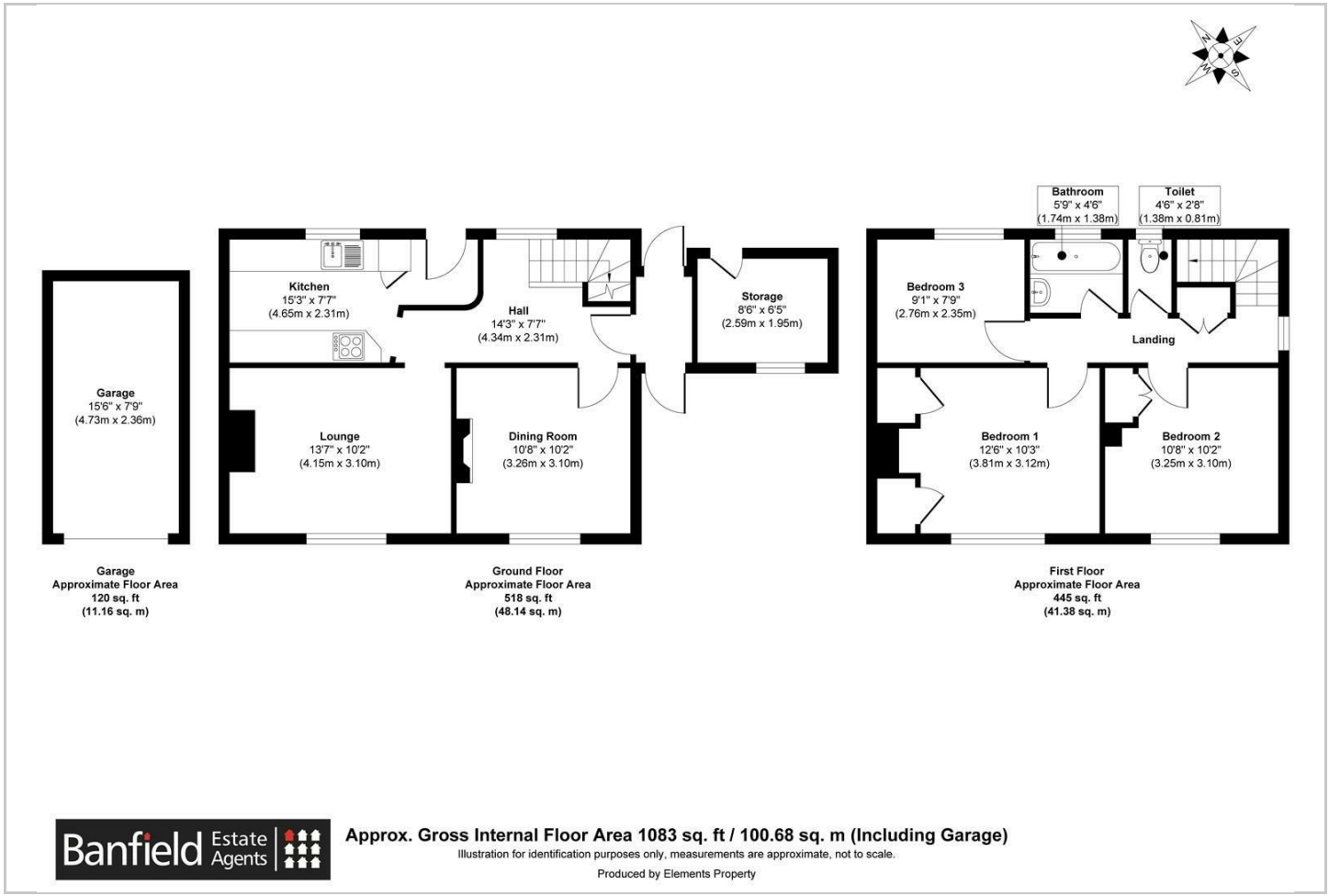








## Floor Plan




Banfield Estate Agents

**Approx. Gross Internal Floor Area 1083 sq. ft / 100.68 sq. m (Including Garage)**

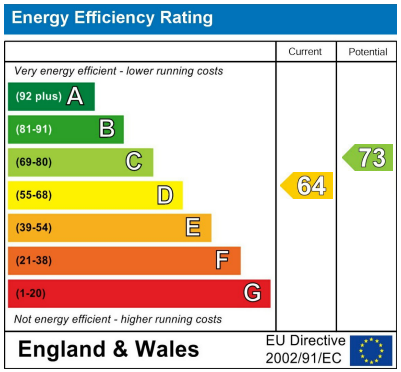
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333
if you wish to arrange a viewing appointment for this property or require further information.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE

info@banfieldresidential.com | www.banfieldresidential.com