



WOOD & PILCHER



- Semi-Detached Town House
- Three Double Bedrooms
- Bathroom & Ensuite
- Garden & Off Road Parking
- Remainder of an NHBC
- Energy Efficiency Rating: B

Warren Walk, Tunbridge Wells

£395,000

woodandpilcher.co.uk



16 Warren Walk, Tunbridge Wells, TN2 3XR

Built in 2018 to a high specification and with well proportioned accommodation spread over three floors this town house is very well thought out. The ground floor has the spacious kitchen/ dining room with plenty of cupboards, all the expected appliances and double doors opening to the garden. On the middle floor is a double bedroom, cloakroom and living room which has double doors onto a balcony with modern glass railings. The top floor has the master bedroom with a walk in wardrobe and en-suite shower room with beautiful views over Sherwood Lake and woodland which offers some fantastic walks. There is also a family bathroom and further double bedroom with built in wardrobe. Outside there are two parking spaces, and the property is in close proximity to local shops, schools and transport links.

ENTRANCE HALL:

Double glazed front door with glazed insert and panel to side, radiator, wood floor, thermostat, stairs to first floor.

CLOAKROOM:

Wash basin, WC, extractor, ceiling spotlights, radiator, wood floor.



LOUNGE:

Two double glazed door onto balcony with views over lake and woods, 2 radiators, stairs to:

KITCHEN/DINER:

Double glazed door to garden and large double glazed window to rear, wall and floor cupboards and drawers with wood effect work surface and upstand, gas hob with stainless steel extractor and splashback, electric oven built under, integrated fridge freezer and dishwasher, space and plumbing for washing machine, one and half sink with spray mixer tap and drainer, radiator, wall mounted boiler in cupboard, ceiling spots, vinyl floor, under stairs cupboard.

BEDROOM/STUDY:

Double glazed window to front, radiator.

LANDING:

Access to loft, airing cupboard housing hot water tank and shelving.

BATHROOM:

Bath with thermostatic shower over, glass screen, tiled splashbacks, WC with concealed cistern and basin with mixer tap, inset mirror, heated towel rail, extractor, ceiling spotlights, wood floor.

BEDROOM:

Double glazed window to rear, radiator, walk in wardrobe with light.

EN-SUITE:

Shower, frosted double glazed window to rear, WC with concealed cistern, basin with mixer tap, double shower with thermostatic controls, towel rail, wood floor, extractor, ceiling spots.

BEDROOM:

Two double glazed windows to front, radiator, built in wardrobe.

OUTSIDE FRONT:

Two allocated parking spaces

OUTSIDE REAR:

Decked area, lawn, outside tap.

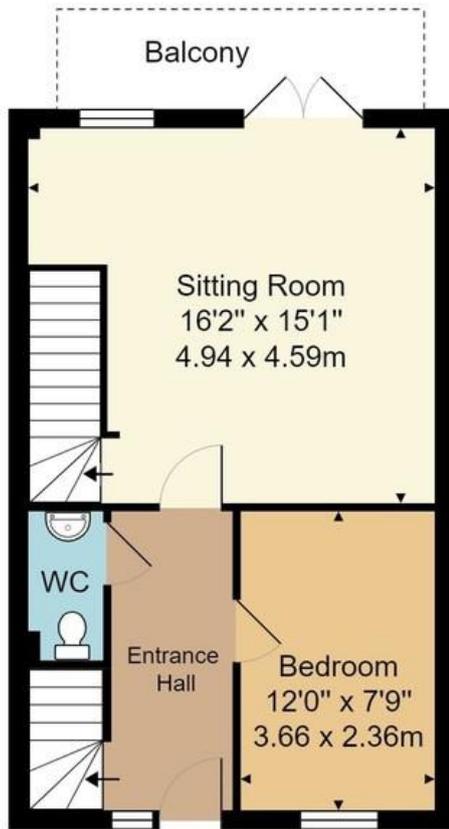
TENURE:

Freehold.

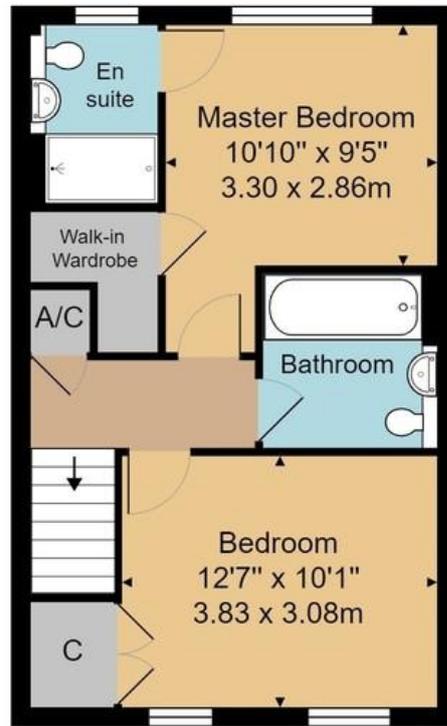
VIEWING:

By appointment Wood & Pilcher 01892 511311

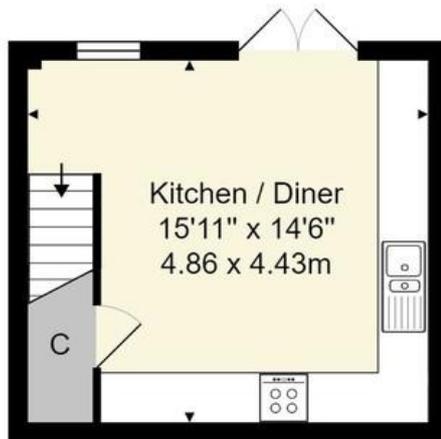




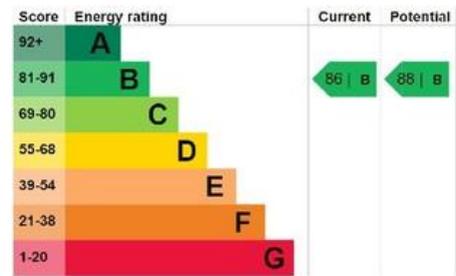
Ground Floor



First Floor



Lower Ground Floor



Approx. Gross Internal Area
1120 ft² ... 104.0 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.

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