



**WOOD & PILCHER**



- 3 Bed Semi Detached Property
- Beneficiary of Modernisation & Refurbishment
- Pretty Gardens to Rear
- Pleasant Residential Area
- Driveway & Garage
- Energy Efficiency Rating: E

**Chieveley Drive, Tunbridge Wells**

**GUIDE £500,000 - £535,000**

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### 35 Chieveley Drive, Tunbridge Wells, TN2 5HG

Benefiting tremendously from a recent and most impressive refurbishment programme in many areas, a three bedroom semi detached house in the Hawkenbury quarter of Tunbridge Wells. The property has generous gardens to both front and rear, equally good parking in the form of a driveway and further garage, a peaceful residential neighbourhood and pleasing rural backdrop. A glance at the attached photographs will give an indication as to the quality of this property. In recent months it has been the beneficiary of areas of rewiring, replaced radiators, re-plastering to the ceilings, the removal of some walls, the installation of engineered oak flooring, the installation of both a new kitchen and bathroom alongside the fitting of a new front door, new French doors to the rear garden and other windows and oak banisters. In effect, a perfectly presented home in an excellent location. As currently arranged, the property enjoys a generous principal lounge with boxed bay window and a further (now) open plan kitchen/dining area with doors to the garden. On the first floor the property has a contemporary bathroom with two double bedrooms and one further single bedroom. New carpets have been fitted on this floor.

Access is via a recently fitted oak door with inset opaque glass panel to:

#### ENTRANCE HALLWAY:

Good areas of engineered oak flooring, radiator, wall mounted thermostatic control, double glazed window to side, opaque double glazed window to the front, understairs cupboard. Doors leading to:

#### LOUNGE:

Good areas of engineered oak flooring, double glazed boxed window to the front comprised of part opaque and part regular double glazed panels with good areas of fitted blinds. Feature recess with areas of exposed brick work (formerly chimney) with a wooden bressumer beam over. Excellent space for lounge furniture and entertaining, inset spotlights to the ceiling, radiator, various media points.

#### CONTEMPORARY FITTED KITCHEN:

Areas of engineered oak flooring, a range of white wall and base units with a complementary polished quartz work surface. Integrated fridge, freezer, washing machine and dishwasher. Integrated 'Siemens' electric oven and integrated 'Siemens' microwave. Inset four ring 'Siemens' induction hob with feature extractor hood over and generous areas of feature herringbone style tiling. Inset single bowl stainless steel sink with mixer tap over. Further good areas of general storage as well as a breakfast bar area for two people, inset spotlights to the ceiling. Double glazed windows to the rear. This is directly open to:

#### DINING ROOM:

Engineered oak flooring, good space for dining table and chairs, radiator, two feature recesses, door to storage cupboard. Inset spotlights to the ceiling, recently fitted double glazed French doors to the rear garden with double glazed panels to either side.

#### FIRST FLOOR LANDING:

Carpeted, loft access hatch, double glazed window to the side, door to cupboard housing the hot water cylinder and areas of fitted shelving above. Door leading to:





**BATHROOM:**

Fitted with a panelled bath with mixer tap over and rainfall shower head and hand held shower attachment, low level wc, feature wash hand basin with mixer tap over and storage below. Tiled floor, wall mounted towel radiator. Two sets of double glazed windows to the rear and a feature tiled recess. Good areas of metro tiling on some walls, inset spotlights to the ceiling.

**BEDROOM:**

Carpeted, good space for double bed and bedroom furniture, radiator. Two double glazed windows to the rear each with fitted blinds. Door to cupboard with fitted coat rail and areas of storage.

**BEDROOM:**

Carpeted, good space for double bed and bedroom furniture, radiator. Double glazed window to the front. Doors to a double wardrobe with good areas of fitted coat rails and further areas of storage shelving.

**BEDROOM:**

Carpeted, good space for single bed or for further use as a study, radiator. Double glazed windows to the front with fitted blind.

**OUTSIDE FRONT:**

Tiled open porch area with external light and with good areas of a herringbone style brick driveway with parking for 1/2 vehicles sitting immediately in front of a garage with an up and over door. The gardens are set to lawn with a mature shrub bed.

**OUTSIDE REAR:**

Feature steps leading down from the dining room to the garden. There are good areas of low maintenance paving stones to the immediate rear of the property with space for a detached external shed. There are steps up to a partially glazed double glazed door leading to the rear of the garage which has further double glazed windows. There is an area of raised bedding immediately adjacent to the property. A path runs in the direction of the rear of the property and the rear gardens are set to lawn with a combination of retaining hedges and fencing and with large mature shrub borders. The rear gardens back onto adjacent countryside.

**SITUATION:**

Chieveley Drive is located in the Hawkenbury quarter of Tunbridge Wells. To this end it not only offers good access to Tunbridge Wells itself but also to good areas of open countryside to the south and west. The area is traditionally quiet, peaceful and principally residential and the recent advent of a Berkeley Homes development nearby has meant that the St. Peters primary school has relocated much closer to the property. Tunbridge Wells itself is a little over a mile distant and has an excellent mix of social, retail and educational facilities including a number of sports and social clubs, two theatres, a host of principally multiple retailers at both the Royal Victoria Place shopping centre and nearby North Farm Estate alongside a run of principally independent retailers, restaurants and bars between Mount Pleasant and the Pantiles. The town has two main line railway stations offering fast and frequent services to both London termini and the South Coast as well as good access to the A21 trunk road that feeds into the M25.

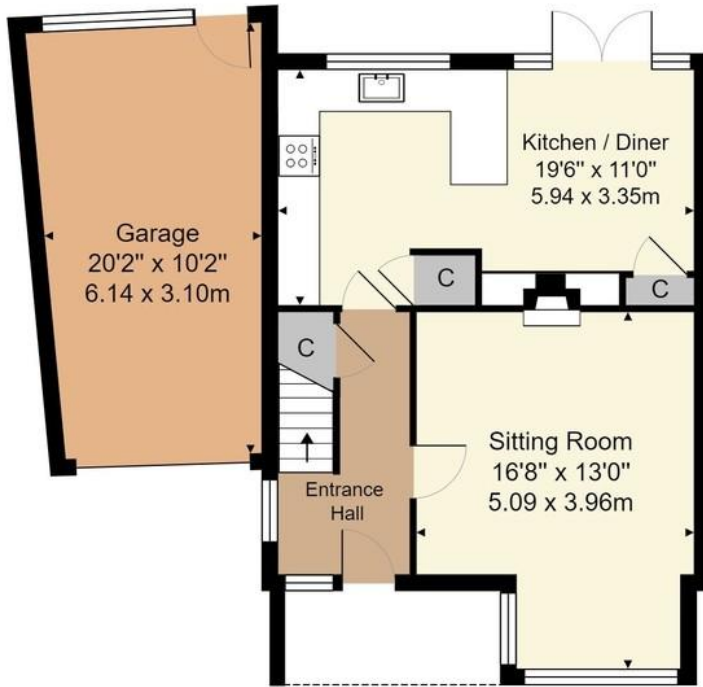
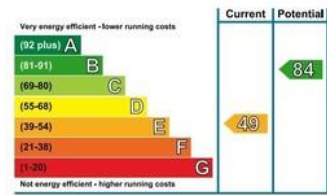
**TENURE:**

Freehold

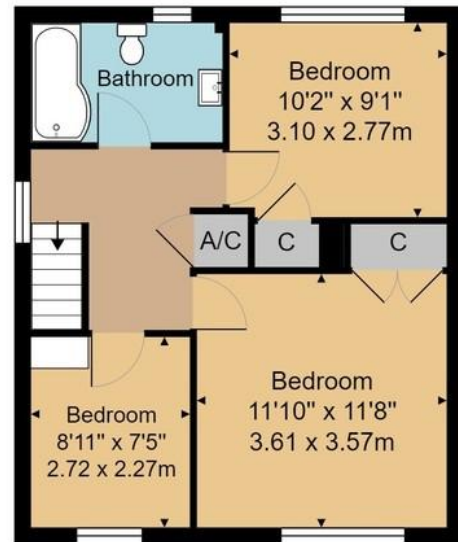
**VIEWING:**

By appointment with Wood & Pilcher 01892 511211





**Ground Floor**



**First Floor**

**Approx. Gross Internal Area:**

- Excluding Garage 966 sq. ft / 89.7 sq. m
- Including Garage 1146 sq.ft / 106.4 sq. m

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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