



# WOOD & PILCHER



- Detached Family Home
- 3/4 Bedrooms
- Cul De Sac Location
- 2/3 Reception Rooms
- Garage & ORP
- Energy Efficiency Rating: D

**Sidney Close, Tunbridge Wells**

**£480,000**

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## 20 Sidney Close, Tunbridge Wells, TN2 5QQ

Offered to a high standard and with the real benefits of a large external garden room/storage area, pretty enclosed rear gardens and a garden room adjacent to the lounge, a three/four bedroom detached property with garage and further parking in a pleasant and peaceful cul de sac within good striking of the Pantiles, railway station and town centre. As currently presented, the property has an entrance hallway, ground floor cloakroom, two principal reception rooms (of which one can also serve as a 4th bedroom or dining room), as well as a separate garden room that opens directly onto the pretty rear gardens. On the first floor there are three bedrooms and a family bathroom. Externally the property has pretty gardens principally set to lawn at both front and rear with private parking in the form of an off road parking space and further garage to the rear of the property.

Access is via a partially glazed double glazed door with inset opaque panel to:

### ENTRANCE HALLWAY:

Double glazed window to the front with fitted blind, laminate flooring, radiator, textured ceiling. Stairs to the first floor, under stairs storage. Door to deep cupboard with good general storage. Door to:

### CLOAKROOM:

Fitted with a low level wc, wall mounted wash hand basin with tiled splashback. Vinyl flooring, radiator, textured ceiling. Opaque double glazed window to the front with fitted roller blind.

### BEDROOM/RECEPTION 2/DINING ROOM:

Laminate flooring, radiator, double glazed window to the front with fitted blind, opaque double glazed window to the side with fitted blind, textured ceiling with cornicing. Good space for bedroom furniture, lounge furniture or dining room furniture as appropriate.

### KITCHEN:

Of a galley style and fitted with a range of high gloss wall and base units and a complementary work surface. Part tiled walls, space for a freestanding fridge, freezer and dishwasher. Integrated double electric oven, inset five ring 'Lamona' gas hob with feature stainless steel extractor hood over. Inset single bowl stainless steel sink with mixer tap over. Small breakfast bar area, radiator. Double glazed windows to the garden room, and two sets of double glazed windows to the side (one opaque), textured ceiling. Wall mounted boiler and small fitted cupboard with areas of fitted shelving and serving as a larder. Decorative arch leading to:

### LOUNGE:

Laminate flooring, radiator inset into decorative cover, textured ceiling with cornicing, areas of fitted shelving, various media points. Good space for lounge furniture and for entertaining. Double glazed sliding door leading to:

### GARDEN ROOM:

Tiled floor, radiator. Good space for table, chairs and entertaining. A bank of double glazed windows to the rear and side all with fitted roller blinds and a sliding double glazed door leading to the rear garden again with fitted roller blind.

### UTILITY AREA:

Space for freestanding washing machine and tumble dryer. Areas of wall and base units and a complementary work surface, inset single bowl stainless steel sink with mixer tap over.

### FIRST FLOOR LANDING:

Carpeted, textured ceiling, double glazed window to the side with fitted blind. Cupboard with fitted shelving and serving as an airing cupboard. Wall mounted thermostatic control. Doors leading to:





**FAMILY BATHROOM:**

Fitted with a panelled bath with taps over, low level wc, corner shower cubicle with sliding glass screens and single head shower, pedestal wash hand basin and fitted wall mirror. 'Decking style' floor, part tiled wall, wall mounted towel radiator, textured ceiling. High level double glazed window to the side.

**BEDROOM:**

Laminate flooring, double glazed window to the front with fitted blind, radiator, textured ceiling, loft access hatch. Areas of fitted wardrobes, good space for bed and associated bedroom furniture.

**BEDROOM:**

Laminate flooring, double glazed windows to the rear, radiator, textured ceiling with cornicing. Space for large double bed and associated bedroom furniture and areas of fitted wardrobes.

**BEDROOM:**

Laminate flooring, double glazed window to rear with fitted blind, radiator, textured ceiling with cornicing. Good space for bed and associated bedroom furniture.

**OUTSIDE FRONT:**

The front gardens are mostly set to lawn with further areas of shrubs immediately adjacent to the property. There is a further area of low maintenance area set to herringbone bricks. There is path leading to a side gate and in turn to the rear garden.

**OUTSIDE REAR:**

Areas of low maintenance paving stones to the immediate rear of the property and a further low maintenance decked area to the rear and side of the property surrounded by raised shrub beds and further areas of raised lawn. Wooden retaining fencing. There is a garden room/additional external storage to the side which has wood effect flooring, double glazed French doors leading to the garden and further storage to the rear. There is a further path that leads to the rear of the garden and further stepping stones that lead to a courtesy door to the property's garage, of which there is a further parking space to the front. The gardens otherwise are principally set to lawn with areas of mature shrubs, mature trees and two raised vegetable and fruit beds. There is also an area at the rear of the property with good space for bins and garden equipment etc.

**SITUATION:**

Sidney Close is a pleasant cul de sac development towards the south of Tunbridge Wells town centre. To this end, whilst pleasingly quiet the property offers excellent access to the Pantiles, Old High Street and main line railway station as well as the nearby Common. Tunbridge Wells itself has a good mix of social, retail and educational facilities including a number of sports and social clubs, two theatres, a wide range of independent and multiple retailers and a number of highly regarded schools at primary, secondary, independent and grammar levels. The town also has two main line railway stations offering fast and frequent services to London termini and the South Coast.

**TENURE:**

Freehold

**VIEWING:**

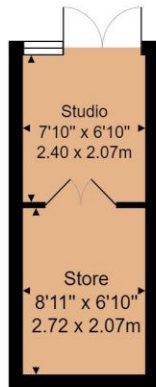
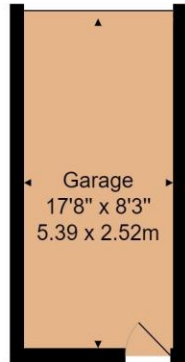
By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE:**

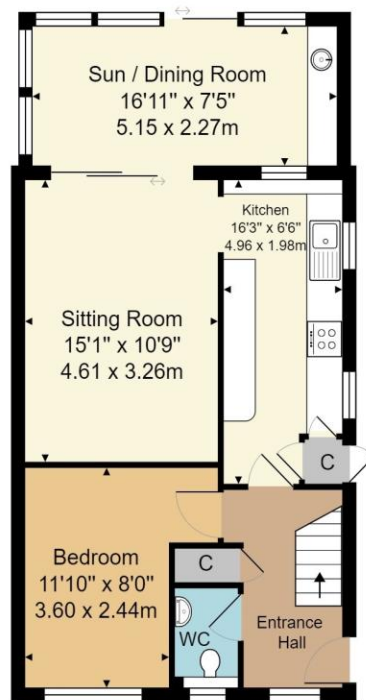
Interested parties should be aware that a service charge of approximately £70.00 per annum is made to cover the cost of maintenance to the communal areas.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



**Outbuilding**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 1099 sq. ft / 102.1 sq. m  
 Approx. Gross Internal Area (Incl. Garage & Outbuilding) 1362 sq. ft / 126.5 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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