



CLARENDON WAY  
TUNBRIDGE WELLS - £635,000



# 33 Clarendon Way

Tunbridge Wells, TN2 5LD

**Hallway - Downstairs Cloakroom - Store Room - Open Plan Living Area With Kitchen & Bi-Fold Doors To Garden - First Floor Landing - 'L' Shaped Sitting Room - Master Bedroom - Bathroom - Second Floor Landing - Three Further Bedrooms - Wet Room - Driveway Providing Off Road Parking For 1 Vehicle - Rear Garden**

This substantial town house is set in the desirable area of Broadwater Down on the south side of town close to the historic Pantiles area and a short walk to the main line station. This property enjoys far reaching views across the town and has flexible family accommodation comprising of entrance hall, downstairs cloakroom, a spacious living area on the ground floor with bi-fold doors opening out onto the rear garden. In addition there is a sitting room on the first floor with four bedrooms laid out over the first and second floors with family bathroom and an additional wet room. The garage has been turned into a useful store room and there is desirable off road parking.

Entrance into:

## **HALLWAY:**

Tiled flooring, radiator, stairs to first floor.

## **DOWNSTAIRS CLOAKROOM:**

Low level wc, wash hand basin with cupboard underneath. Double glazed window to front. Tiled flooring, wall mounted gas central heating boiler.

## **STORE ROOM:**

Formerly the garage but now has an up and over door into an additional store room facility.



**OPEN PLAN LIVING AREA:**

This stylish, spacious room has feature bi-folding doors that open out onto the rear garden. The kitchen area has a wide range of wall and base units with wine racks and a complementary quartz worktop. There are spaces for a Range cooker and an American style fridge/freezer. Built-in dishwasher. Inset sink and drainer with mixer tap and boiling water tap. Tiled flooring with underfloor heating, downlights. Two electrically controlled velux windows.

**FIRST FLOOR LANDING:**

Wooden flooring with feature radiator.

**SITTING ROOM:**

An 'L' shaped sitting room with far reaching views across the town, having good built in storage and shelving above. Double glazed bay window and further window to front. Wooden flooring, two radiators.

**BEDROOM:**

A double bedroom with double glazed window to rear, carpet, radiator.

**BATHROOM:**

Fitted with a panelled bath and shower over including drench head, wash hand basin with cupboard underneath, low level wc. Part tiling to walls, tiled flooring, heated towel rail, downlights. Double glazed window to rear.

**SECOND FLOOR LANDING:**

Wooden flooring.

**WET ROOM:**

Tiled flooring, 'Mira' shower, low level wc, wall mounted wash hand basin. Built-in store cupboard housing the 'Megaflow' hot water tank. Ceiling window.

**BEDROOM:**

Double glazed window to rear, carpet, radiator.

**BEDROOM:**

A further double bedroom with double glazed window to front, carpet, radiator.

**BEDROOM:**

A single bedroom currently used as an office. Double glazed window to front, wooden flooring, radiator.



### OUTSIDE REAR:

Rear garden with fencing to boundary, paved patio area, raised area of artificial lawn, mature shrubs and trees to border, gated side access.

### OUTSIDE FRONT:

There is a driveway providing desirable off road parking for 1 vehicle.

### SITUATION:

Clarendon Way is a popular and modern development which whilst pleasingly peaceful is in fact close to the south side of Tunbridge Wells town centre. In this respect it offer good access not only to the main line railway station but a number of highly regarded local schools and the Common, Sainsburys supermarket and a number of independent retailers, restaurants and bars between the Pantiles and Mount Pleasant. Beyond this the town has two theatres, a number of sports and social clubs and a range of highly regarded schools. Tunbridge Wells offers fast and frequent services to both London termini and the South Coast.

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### VIEWING:

By appointment with Wood & Pilcher 01892 511211

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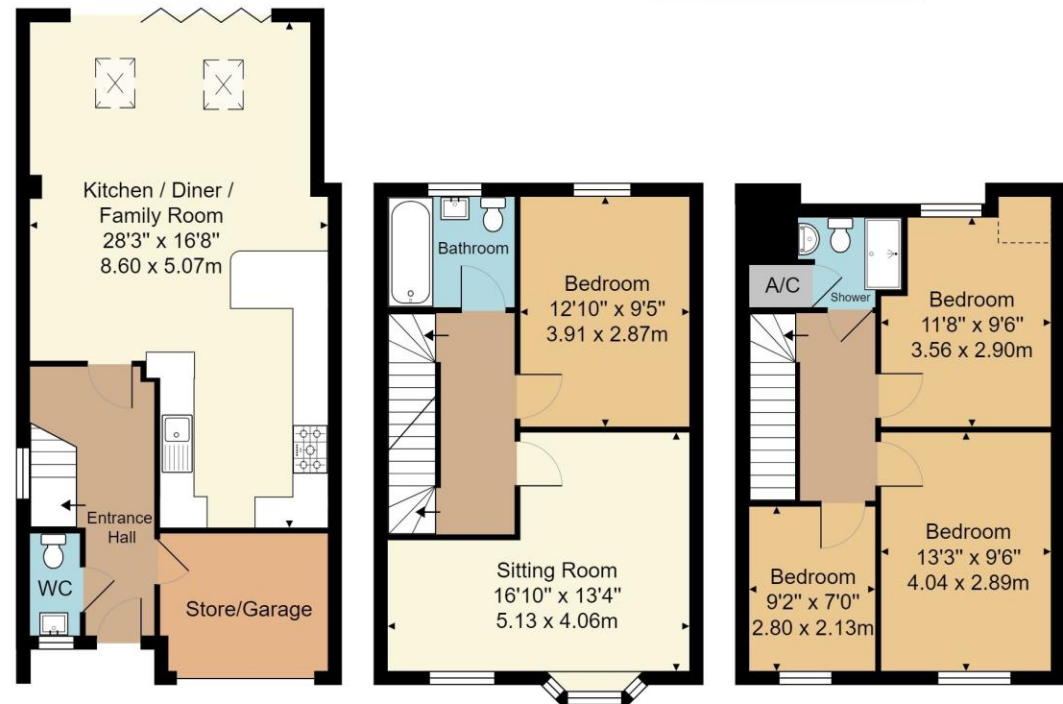
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 1457 ft<sup>2</sup> ... 135.4 m<sup>2</sup>

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.