

MILFORD LODGE CAMDEN PARK
TUNBRIDGE WELLS - £975,000



Milford Lodge

Camden Park, Tunbridge Wells, TN2 5AE

**Welcoming Hallway - Sitting Room With Open Fireplace -
Family Room - Kitchen/Breakfast Room - Utility Room -
Cloakroom - Study - Spacious First Floor Landing - Master
Bedroom With En Suite - Guest Bedroom With En Suite -
Two Further Double Bedrooms - Family Bathroom -
Driveway Providing Off Road Parking - Attached Single
Garage - Enclosed Rear Gardens - Underfloor Heating To
Ground Floor - New Carpets Throughout Fitted In 2022 -
Desirable Camden Park Location - Short Walk to Town
Centre & Main Line Station**

Located on the edge of Camden Park is this modern detached four bedroom family home. The property was built in approximately 2011 to a high specification which includes double glazing throughout, underfloor heating on the ground floor, radiators on the first floor and the owners have fitted new carpets throughout the property in 2022. The well presented accommodation includes a generous hallway, cloakroom with wc, a good sized sitting room, family room and further study on the ground floor with a good sized kitchen/breakfast room and utility room to the rear. Stairs to the first floor lead to a generous landing which has loft access, master bedroom with en suite shower room and fitted wardrobes, a further guest bedroom with en suite shower room and two further double bedrooms alongside a family bathroom. The property has a driveway leading to the single attached garage and an enclosed rear garden mainly laid to lawn with hedging and fencing to boundaries. The location is particularly desirable being a short walk into the town centre and the mainline station as well as being close to the amenities in Hawkenbury including Dunorlan Park.





Driveway leading to entrance door on the side of the property and into:

HALLWAY:

Built in understairs cupboard, stairs to first floor, carpet.

SITTING ROOM:

A good sized sitting room located at the rear of the property with double glazed doors and windows overlooking the rear garden. Further double glazed window to side. Open fireplace with hearth, carpet.

FAMILY ROOM:

Double glazed window to front, carpet.

KITCHEN/BREAKFAST ROOM:

Fitted with a good range of wall, base and drawer units with complementary wooden worktop. Two bowl inset sink and drainer with mixer tap. Built in double oven and microwave, inset five ring gas hob with extractor hood over. Built in fridge/freezer and dishwasher, downlights. Double glazed window to rear, part glazed door to side access. Door to:

UTILITY ROOM:

Fitted with base units and a complementary worktop. Inset sink and drainer with flexi hose tap, tile upstand. Space and plumbing for two washing machines/tumble dryer. Wall mounted gas central heating boiler. Electric consumer unit. Double glazed window to side.

STUDY:

A good sized room with double glazed windows to front and side, carpet.

CLOAKROOM:

Fitted with a low level wc, built in wash hand basin with cupboard underneath, vinyl flooring, extractor fan.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

A spacious landing area with loft access which is part boarded with light, built in airing cupboard housing the hot water tank with shelving over, radiator, carpet.

MASTER BEDROOM:

A good sized double bedroom with built in double wardrobes as you enter the room, radiator, carpet. Double glazed window to rear.

EN-SUITE:

Fitted with a shower cubicle with drench head over, built in wc, inset wash hand basin with cupboard underneath. Heated towel rail, tiled flooring, extractor fan.

GUEST BEDROOM:

A double bedroom with dual aspect windows to front and side, radiator, carpet.

GUEST EN SUITE:

Fitted with a shower cubicle, wash hand basin with cupboard underneath, low level wc. Heated towel rail, tiled flooring, downlights, extractor fan.

BEDROOM 3:

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

BEDROOM 4:

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

FAMILY BATHROOM:

Fitted with a modern suite comprising of shower cubicle with drench head and low mixer hand set, built in wc, inset wash hand basin with cupboard underneath, panelled bath with mixer filler tap and hand held shower attachment. Heated towel rail, tiled flooring, downlights, extractor fan. Double glazed window to side.

OUTSIDE REAR:

Featuring a paved patio area, hedging to fencing to boundaries, area of lawn, side access, outside tap.

OUTSIDE FRONT:

There is a driveway providing off road parking and an attached single garage with door to front and rear personal door with power and light.



SITUATION:

The property is located on the highly desirable southern side of Royal Tunbridge Wells on the edge of the exclusive Camden Park area and is approximately 1.1 mile from the main line station providing services into London with approximately 48 minutes travel time. The main town centre offers a wide variety of shops, restaurants and bars whilst the historic Pantiles famous for its pavement cafes and bars is host to a number of activities including the farmers market and jazz evenings. Other recreational facilities include a selection of local parks, two theatres and a wide range of sports clubs including rugby, tennis, golf and bowls. There is access to a number of excellent schools for both boys and girls of all age groups including both state and independent.

TENURE:

Freehold

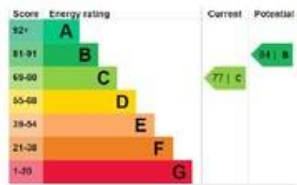
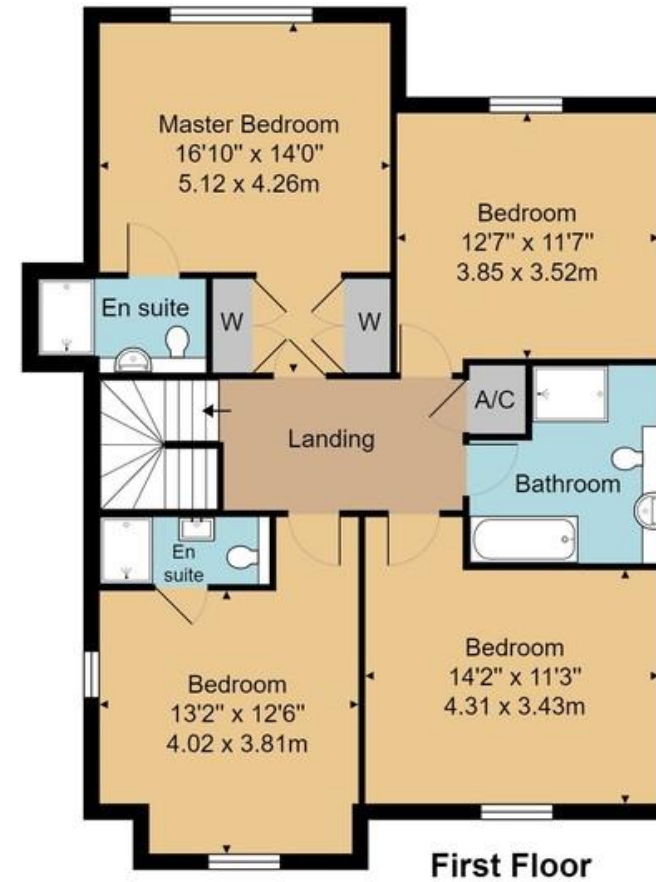
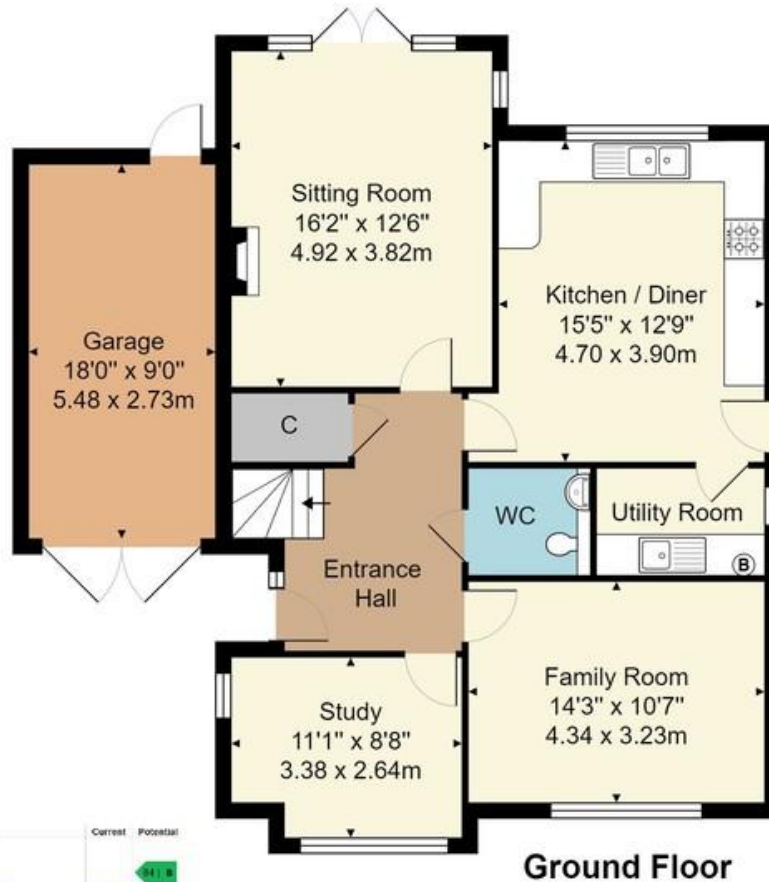
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211





House Approx. Gross Internal Area 1859 sq. ft 172.7 sq. m
 Approx. Gross Internal Area 2034 sq. ft // 189.0 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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