



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid Terrace House
- Three Double Bedrooms
- Open Plan Downstairs
- Modern Kitchen
- Sunny Garden
- Energy Efficiency Rating: C

**Keel Gardens, Tunbridge Wells**

**£385,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 8 Keel Gardens, Tunbridge Wells, Kent, TN4 0JQ

This mid terrace three-bedroom family home is very well presented and offers good sized open plan downstairs accommodation. The modern kitchen is very tastefully designed with integrated electric oven, hob, and microwave as well as fridge freezer. Upstairs there are three double bedrooms all beautifully decorated with picture style windows letting in plenty of light. The contemporary style family bathroom is again decorated to a good standard and boasts a rainfall showerhead. The east facing garden benefits from the sunshine throughout the day, is laid to lawn and has a patio space perfect for alfresco dining. To the front of the property is ample space for residents parking. Not only is this in excellent condition, but it is also situated in a popular cul-de-sac location in Southborough. We highly recommend an early viewing to fully appreciate this property.

### ENTRANCE HALL:

Laminate floor, stairs to first floor, understairs cupboard housing consumer unit, smoke alarm, radiator.

### LIVING ROOM:

Front aspect double glazed window, laminate flooring, radiator.

### KITCHEN/DINER:

Rear aspect double glazed window, double glazed doors leading to garden, a range of wall and base units with a complementary work surface, areas of wall tiling, space for dishwasher, washing machine, integrated electric oven and induction hob, fridge freezer, microwave, ceramic butler sink with mixer tap, laminate flooring, radiator.

### FIRST FLOOR LANDING:

Fitted carpet, loft hatch, storage cupboard with shelving, smoke alarm.

### BEDROOM:

Front aspect double glazed window, fitted carpet, radiator, fitted wardrobes with sliding doors.

### BEDROOM:

Rear aspect double glazed window, fitted carpet, radiator.

### BEDROOM:

Front aspect double glazed window, fitted carpet, built in wardrobe.



**BATHROOM:**

Rear aspect obscured double glazed window, tiled floor, panel enclosed bath with mixer tap and shower attachment, rainfall shower head, glass screen, low level W.C, extractor fan, sink with vanity unit and mixer tap, wall mounted mirrored cabinet, heated towel rail.

**OUTSIDE:**

Front: Laid to lawn, concrete pathway leading to front door, mature shrubs and plants, outside tap.

Rear: Laid to lawn, wooden fencing, block paved patio, brick built large cupboard, large wooden shed, back gate access.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

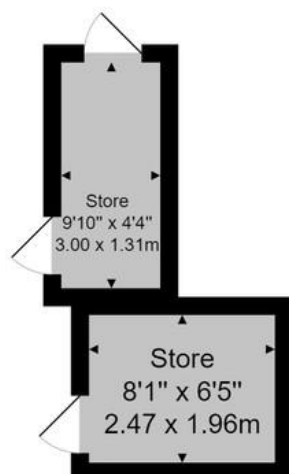
C

**VIEWING:**

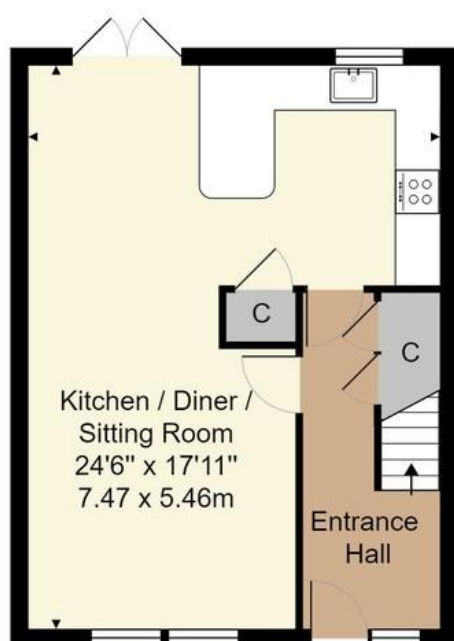
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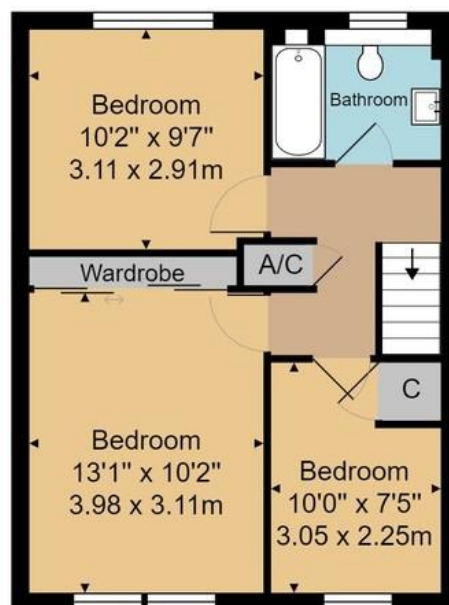




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 912 ft<sup>2</sup> ... 84.8 m<sup>2</sup> (excluding store)

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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Tonbridge 01732 351135  
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 Associate London Office 02070 791568

