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PILCHER**

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- 2 Bed End of Terrace
- Offered to a High Standard
- Potential for Extension, STPP
- Good Garden Areas
- 2 Off Road Parking Spaces
- Energy Efficiency Rating: C

Beech Close, Tunbridge Wells

GUIDE £425,000 - £450,000

woodandpilcher.co.uk

7 Beech Close, Tunbridge Wells, TN2 5GB

Well located for access to Tunbridge Wells but still in a particularly quiet, sheltered and 'lost' location - a two bedroom end of terrace property offered to a high standard with a generous open plan lounge and dining area, ground floor cloakroom and, subject to the necessary permissions being obtainable, ripe for extension to the side. The house is immediately adjacent to areas of private woodland. A glance at the attached photographs and floorplan will give an indication as to the style of property but what should be noted is the privacy and peace of this area and its ripe potential subject to permissions for extension, STTP. Properties of this style have always proven to be traditionally very popular and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a solid door with an inset opaque double glazed panel leading to:

ENTRANCE PORCH:

Areas of fitted coir matting, wood effect flooring, radiator, various meter points, cornicing. Door leading to:

CLOAKROOM:

Pedestal wash hand basin with taps over and tiled splashback, low level wc. Wood effect flooring, radiator, inset spotlights to the ceiling. Opaque double glazed window to the front with fitted blind.

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl sink with mixer tap over. Integrated double electric oven and inset four ring gas hob with tiled splashback and extractor hood over. Integrated dishwasher, fridge and freezer. Good areas of general storage. Wood effect flooring, part tiled walls, inset spotlights to the ceiling. Double glazed windows to the front with fitted blind. Door leading to:

UTILITY CUPBOARD.

Tiled floor, areas of base units and work surface, further areas of fitted shelving, space for washing machine and further smaller appliances. Wall mounted 'Baxi' boiler, wall mounted electrical consumer unit, wall mounted thermostatic control.

The kitchen is open to:

LOUNGE/DINING AREA:

A large open plan space with good room for both lounge furniture and entertaining as well as a dining table and chairs. Two radiators, various media points, cornicing, wall mounted thermostatic control. Stairs to the first floor. Double glazed window to the side and double glazed French doors to the rear with double glazed panels to either side.

FIRST FLOOR LANDING:

Carpeted, loft access hatch, cornicing, deep cupboard housing 'Megaflo' water tank, good general storage space and further areas of fitted shelving. Doors leading to:

BATHROOM:

Fitted with a panelled bath with taps over and wall mounted single head shower, fitted glass concertina shower screen, pedestal wash hand basin, low level wc. Wood effect flooring, part tiled walls, radiator, wall mounted electric shaver point, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the rear.



BEDROOM:

Carpeted, radiator, cornicing. Fitted deep double wardrobe with areas of shelving, coat rails and good general storage. Double glazed windows to the rear with fitted blinds and opaque double glazed window to the side with fitted blinds.

BEDROOM:

Carpeted, radiator, cornicing. Two sets of fitted wardrobes each with areas of shelving and fitted coat rails. Good space for large double bed and associated bedroom furniture. Double glazed windows to the front with fitted blinds.

OUTSIDE FRONT:

The property enjoys use of two private allocated parking spaces close to the front of the property and otherwise has a low maintenance front garden area set to a combination of paving stones and gravel with a gate leading to the side and in turn the rear garden.

OUTSIDE REAR:

Good areas of low maintenance paving to the side and immediate rear of the property affording good space for entertaining. External tap. There are two defined garden areas - one is to the side of the property mostly set to lawn with retaining wooden fencing and a large detached shed with power and, subject to the necessary permissions being obtainable, excellent space for further development and extension. The other is to the immediate rear of the property and set principally to lawn with retaining wooden fencing, three slightly raised well stocked flower beds and with a feature tree towards the rear.

SITUATION:

Beech Close is located off of Forest Road in Tunbridge Wells and to this end has good pedestrian access to town either through Camden Park or along Farmcombe Road, but equally excellent access to open areas of Wealden countryside. It is in a cul desac location immediately adjacent to an area of private woodland owned by The Shaw. Tunbridge Wells itself has a wide range of social, retail and educational facilities including a number of sports and social clubs, two theatres, and a good range of independent retailers and restaurants located principally between the Pantiles and Mount Pleasant, with a wider range of multiple retailers principally located at the Royal Victoria Place and associated Calverley Road Precinct and North Farm Retail Park a little out of town. The town has a good number of highly regarded schools at all levels as well as two main line railway stations offering fast and frequent services to London termini.

TENURE: Freehold

Estate Service Charge - currently £225.00 per year for the upkeep of the communal areas

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

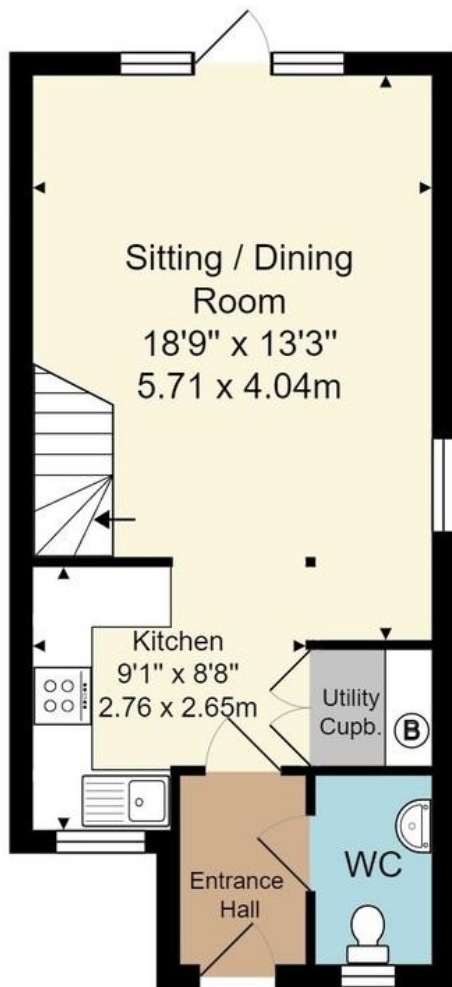
COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

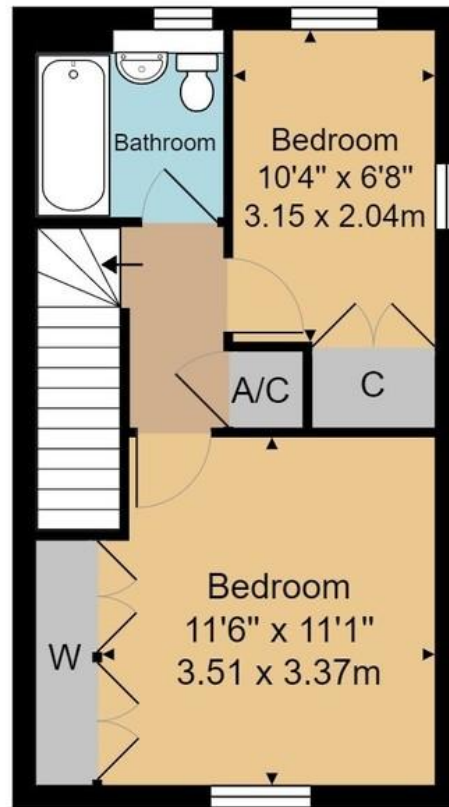
AGENTS NOTE:

Seven years ago there was an isolated incident of a slight water ingress at the front door of the property. The vendors subsequently replaced the poorly fitted door with a specialised door offering full protection should this unlikely event ever arise again.





Ground Floor



First Floor



Approx. Gross Internal Area 701 ft² ... 65.1 m²

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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