



**VALE AVENUE**

**TUNBRIDGE WELLS – GUIDE PRICE £525,000 - £550,000**



# 10 Vale Avenue

Southborough, Tunbridge Wells, Kent, TN4 0QL

**Entrance Hall - Two Bedrooms - Open Plan Living/Diner -  
Kitchen - Bathroom - Front and Rear Gardens - Driveway**

A beautiful and totally refurbished detached and spacious two double bedroom bungalow situated in the highly desirable Vale Avenue area of Southborough, Tunbridge Wells. The property is within easy reach of Southborough Common, three railway stations including High Brooms, as well as local shops and bus routes. There are a fantastic selection of both primary and secondary schools nearby too, The Girl's Grammar School, The Grammar School for Boys, The Skinner School for Boys and The Judd School for Boys.

The property has been lovingly and painstakingly refurbished by the current owners, and now provides an entrance hallway with useful airing cupboard, a refitted shower room/WC, two spacious double bedrooms both with useful built-in storage. The open plan living area to the rear of the property is a wonderful place to spend time, with a kitchen/breakfast room with integral appliances leading through to the light and bright living and dining room with bifold doors, accessing the rear garden.

Externally, the property has off-road parking for three vehicles to the front of the property, a useful externally accessed cellar, and landscaped and terraced rear garden with a beautiful summerhouse, a wonderful selection of plants and shrubs and offers a south westerly facing aspect to enjoy the afternoon and evening sunshine.

Further benefits of the property include UPVC double glazing, gas fired central heating, wood burning stove, and the property has been rewired and has new plumbing throughout, as well as a new roof.

To fully appreciate the style, location of this incredible detached bungalow, viewings are highly recommended.



**ENTRANCE HALL:**

Side aspect frosted double glazed window, solid wood front door, radiator, large airing cupboard, loft hatch, ceiling spotlights.

**BATHROOM:**

Front aspect frosted double glazed window, large walk in shower, tiled walls, ceiling extractor, WC, basin with vanity drawer underneath and mixer tap, tiled walls and floor, heated towel rail.

**BEDROOM:**

Front aspect double glazed window with plantation shutters, radiator, range of built in wardrobes with mirror fronts, ceiling spotlights.

**BEDROOM:**

Side aspect double glazed window, radiator, built in wardrobe.

**OPEN PLAN LOUNGE/DINER:**

Large bi-fold doors to terrace, ceiling spotlights, log burner with slate hearth, solid wood floor, radiator, open to kitchen.

**KITCHEN:**

Rear aspect double glazed window, fitted with modern gloss handleless cupboards and drawers with Quartz' worksurface and riser, halogen hob, double eye-level oven with extractor hood above, integrated washing machine and fridge freezer, 1½ sink unit with mixer tap and drainer, breakfast bar, solid wood floor.

**OUTSIDE FRONT:**

Brick wall, brick paved driveway.

**OUTSIDE REAR:**

West facing garden with galleried terrace, Mediterranean garden with porcelain tiles, raised borders with mature shrubs and flowering annuals, side access, outside tap, garden studio, workshop.



**SITUATION:**

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



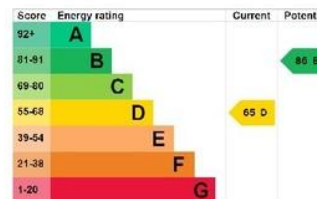
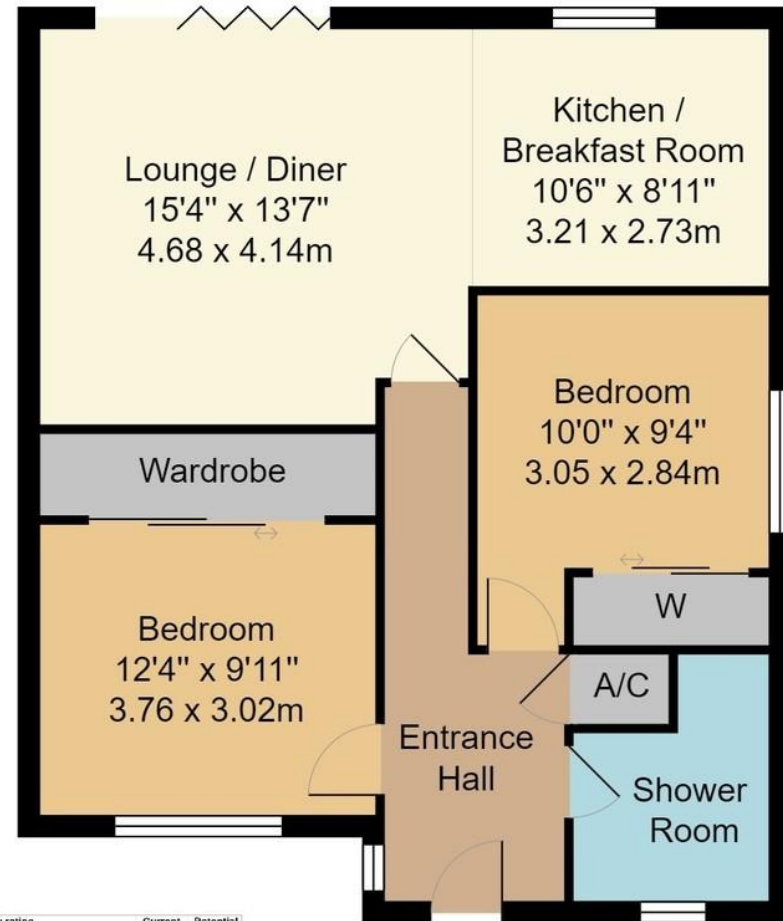
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**Approx. Gross Internal Area 678 sq. ft / 63 sq. m**

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.