



HOPWOOD GARDENS
TUNBRIDGE WELLS - £750,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

12 Hopwood Gardens

Tunbridge Wells, Kent, TN4 9PU

**Entrance Hallway - Lounge With Cast Iron Wood Burner -
Dining Room With Feature Cast Iron Fireplace -
Contemporary Kitchen - Outer Lobby - Cloakroom - First
Floor Landing - Three Bedrooms - Family Bathroom -
Second Floor - Bedroom - Shower Room - Low
Maintenance Front Garden - Private Rear Garden**

Located on a peaceful and very pleasant residential road in the St. Johns quarter of Tunbridge Wells, a four bedroom Halls Adjoining semi detached property. Well maintained by the current owner and with a recent installation of double glazed sash windows throughout, as currently arranged, the property has a good sized principal entrance with areas of oak flooring and a period welcome arch and a good sized lounge offering an inset cast iron wood burner as well as a further dining room open to both the rear gardens and a contemporary styled kitchen. There are three bedrooms on the first floor with a further family bathroom and a fourth bedroom on the second floor. Other advantages include low maintenance front gardens, a ground floor cloakroom adjacent to the dining room and well stocked and pleasingly private rear gardens. A glance at the attached photos and floorplan will give a good indication as to the style and layout of the property.

Access is via an oak door with an inset opaque leaded style panel leading to:

ENTRANCE HALLWAY:

Good areas of oak floorboards, period welcome arch, stairs to the first floor, radiator. Doors to various downstairs cupboards, (one housing the electrical consumer unit and various meters) and other areas of wood panelling. Door leading to:

LOUNGE:

Good areas of exposed oak floorboards, radiator, picture rail, cornicing, various media points. Feature cast iron wood burner inset to the former fireplace with a wooden mantle and surround and stone hearth. Excellent space for lounge furniture and for entertaining. Double glazed bay window to the front comprised of three sets of double glazed sash windows with areas of fitted Plantation shutters.

DINING ROOM:

Good areas of exposed oak floorboards, radiator, picture rail, cornicing. Feature cast iron fireplace with wooden mantle and surround. Space for a large table and chairs. Double glazed windows to the rear overlooking the garden. This is open to:



KITCHEN:

Fitted with a range of contemporary style wall and base units and a complementary wood block work surface. Integrated 'Lamona' electric oven and inset four ring 'Lamona' electric hob. Inset sink. Space for a freestanding dishwasher, washing machine and fridge/freezer. Good general storage space. Good areas of exposed oak floorboards, radiator, textured ceiling. Double glazed sash window to the side with fitted blind.

OUTER LOBBY AREA:

Good areas of exposed oak floorboards, areas of fitted shelving, partially glazed door to the rear garden. Door leading to:

CLOAKROOM:

Good areas of oak floorboards, low level wc, wall mounted wash hand basin with tiled splashback. Wall mounted cupboard housing the 'Glow worm' boiler. Opaque double glazed window to the side.

FIRST FLOOR LANDING:

Carpeted, stairs leading to the second floor. Doors leading to:

BEDROOM:

Of a good size with space for a double bed and associated bedroom furniture, carpeted. Double glazed sash windows to the rear.

BATHROOM:

Fitted with a panelled bath with mixer tap over, fitted glass shower screen and electric 'Mira' single head shower unit over, pedestal wash hand basin with mixer tap, low level wc. Tiled floor, areas of fitted shelving, mirror fronted wall cabinet, radiator. Opaque sash window to the side with fitted blind.

BEDROOM:

(Currently used as a study space). Carpeted, feature cast iron fireplace and fitted cupboards to one side of the chimney breast. Good space for smaller bed or study furniture. Double glazed sash window to the side with fitted blind.

BEDROOM:

Excellent space for a large bed and associated bedroom furniture. Carpeted, feature coming. Feature cast iron fireplace with tiled slips. Excellent space for large runs of wardrobes. Bay window to the front comprised of three sets of double glazed panels each with fitted Plantation shutters and further double glazed window to the front.

SECOND FLOOR:

Agents Note - The stairs leading to the second floor have an indemnity insurance due to lack of building regulations which have been granted in full for the conversion of the loft into a bedroom.

BEDROOM:

A large room with areas of sloping ceiling, carpeted, doors to under eaves storage areas. Good areas of exposed brickwork. Two Velux windows to the rear each with fitted blinds. Further Velux window to the front with a fitted blind. Door leading to a loft space and further door leading to:

SHOWER ROOM:

Low level wc, pedestal wash hand basin, walk in shower cubicle with sliding glass screens and wall mounted 'Triton' shower. Carpeted, wall mounted electric radiator (currently not working), wall mounted mirror. Higher level Velux window to the front.



OUTSIDE FRONT:

Essentially a low maintenance front garden set to slate chippings with steps up to the side leading to a gate and in turn the rear garden. Steps leading from the pavement to the covered front door.

OUTSIDE REAR:

Accessed via the double glazed French doors from the dining room. Gate returning to the front of the property. A low maintenance area set to slate chippings with space for garden furniture and for entertaining. Steps leading up to the main garden area which is principally set to lawn with deep and well stocked small tree and shrub borders, retaining wooden fencing and detached shed at the rear.

SITUATION:

The property is located on Hopwood Gardens in the St. Johns quarter of Tunbridge Wells. To this end it offers excellent access to both the town itself and a host of independent retailers and restaurants on the St. Johns Road. The property is also particularly well placed to take advantage of numerous schools located on the St. Johns Road itself, Tunbridge Wells traditionally having an excellent range of schools at primary, secondary, independent and grammar levels. High Brooms railway station again is proximate as are the town's two theatres, parks and Common and an excellent run of independent retailers principally between the Pantiles and Mount Pleasant with further multiple offerings at the Royal Victoria Place shopping precinct and out of town North Farm Estate.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

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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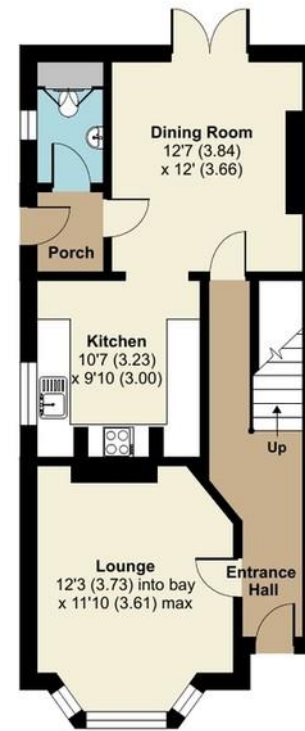


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Wood & Pilcher. REF: 1039964

Hopwood Gardens, Tunbridge Wells, TN4

Approximate Area = 1521 sq ft / 141.3 sq m

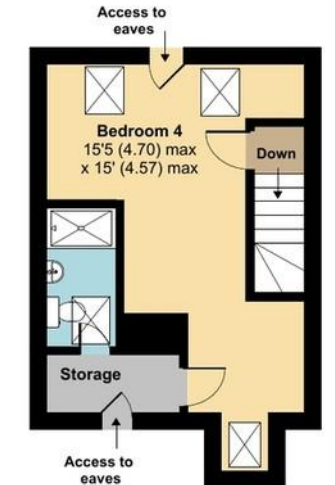
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

