

HAVERING CLOSE
TUNBRIDGE WELLS - £950,000



6 Havering Close

Tunbridge Wells, TN2 4XW

Detached Chalet Bungalow - Bespoke Design By Millwood Homes - Desirable Residential Area - Generous Hallway - Spacious Sitting Room - Conservatory - Good Sized Kitchen/Dining Room - Utility Room - Master Suite With Dressing Area & En Suite Bathroom - Further Double Bedroom With Bathroom En Suite - Single Bedroom - Two Garages - Driveway Providing Off Road Parking For Several Vehicles - Wrap Around Mature Gardens - No Onward Chain

This beautiful bespoke chalet bungalow is situated in a quiet location in the desirable residential area of Sandown Park. The current owners have enjoyed the property since it was first constructed in 1991 to their specification by Millwood Homes. There is spacious ground floor accommodation including a generous hallway, bright sitting room overlooking the rear garden, conservatory, a good sized kitchen/dining room, utility room, a double bedroom with en suite and further bedroom. The first floor has the master suite which is made up of a large double bedroom with a good range of built in wardrobes as well as a dressing area and bathroom en suite. Located at the head of a popular cul de sac there are two separate garages (one integral) and a driveway providing off road parking for several vehicles. The property enjoys a wrap around garden with many mature trees and shrubs. There is also scope for further development subject to the necessary planning permissions and the property is offered free of any onward chain thereby streamlining the purchasing process.





ENTRANCE:

Via part glazed entrance doorway with glazed side panels, large walk in store cupboard, radiator, carpet. Stairs to first floor.

CLOAKROOM:

Wall mounted wash hand basin with cupboard underneath and tiled splashback, low level wc, vinyl flooring, radiator.

SITTING ROOM:

A beautifully bright room with feature fireplace with electric fire, two radiators, carpet. Double glazed door and windows to side, further double glazed door into:

CONSERVATORY:

Brick and double glazed panel construction with doors leading onto the rear garden, vinyl flooring.

KITCHEN/DINING ROOM:

A spacious room with a large range of wall, base and drawer units with complementary worktop. Built in oven, grill and microwave, inset electric hob with extractor fan over. Inset one and a half bowl sink and drainer with mixer tap. Space for fridge/freezer and dishwasher. Part tiling to walls, vinyl flooring. Double glazed window to side and further feature keyhole window. Door to:

UTILITY ROOM:

A good sized utility room with double glazed door and window to side. Built in units, spaces for washing machine and tumble dryer. Inset stainless steel sink and drainer with mixer tap. Wall mounted gas central heating boiler, vinyl flooring, radiator. Door into:

INTEGRAL GARAGE:

Single garage with up and over door, light and power, electric consumer unit.

BEDROOM:

A large double bedroom with double glazed window to rear offering views over the garden. Large range of built in wardrobes, carpet, radiator.

EN SUITE:

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, shower cubicle with 'Mira' shower. Part tiling to walls, extractor fan, radiator. Double glazed window to rear.

BEDROOM:

A single bedroom with double glazed box bay window to side, large built in store cupboard, carpet, radiator.

Stairs to FIRST FLOOR leading to:

MASTER SUITE:**DRESSING AREA:**

Dressing Area: With built in airing cupboard housing pre lagged hot water tank with shelving above. Built in eaves storage. Further built in dressing cupboard. Velux window.

BEDROOM:

A double bedroom with a large range of built in wardrobes. Double glazed dormer window to side, loft access, carpet, radiator.

EN SUITE:

Panelled bath with mixer tap and shower attachment, built in shower cubicle with 'Mira' shower, built in vanity unit with inset wash hand basin and cupboard underneath, low level wc, bidet. Part tiling to walls, vinyl flooring, heated towel rail, built in cupboard, radiator. Double glazed dormer window to side.

OUTSIDE:

The property enjoys wrap around gardens with area of lawn, fencing to boundaries, mature trees and shrubs to borders, paved patio area. Gated access to both sides of the property.

GARAGE NO. 2:

Further single garage with up and over door, window and door to rear.



DRIVEWAY:

Providing off road parking for several vehicles.

SITUATION:

Havering Close is a small quiet cul de sac off Sandown Park on the eastern fringes of Royal Tunbridge Wells. Nearby you will find Dunorlan Park with its boating lake and delightful grounds and the town centre of Royal Tunbridge Wells with extensive shopping facilities and main line station. As a vibrant and busy Spa town, Tunbridge Wells has a selection of cafes, restaurants and bars, together with two theatres. Out of town there is the Knights Park Leisure Centre where there is a multi screen cinema, ten pin bowling, along with several High Street retailers including Marks & Spencer and John Lewis. There is easy road access linking to the A21 and M25 motorway. The area is generally well served with good schools both state and independent for children of all ages and there are a selection of main line stations situated at High Brooms, Tunbridge Wells and Tonbridge, all with commuter services to London Charing Cross/Cannon Street.

TENURE:

Freehold

COUNCIL TAX BAND:

G

VIEWING:

By appointment with Wood & Pilcher 01892 511211





House Approx. Gross Internal Area 1846 sq. ft / 171.5 sq. m
 Approx. Gross Internal Area (Includes Garages) 2173 sq. ft / 201.9 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.

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 contained. 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.

23 High Street, Tunbridge Wells,
 Kent, TN1 1UT
Tel: 01892 511211
 Email: tunbridgewells@woodandpilcher.co.uk
 BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



