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- 3 Bed Semi Det Property
- Cul de Sac Location
- Contemporary Flourishes
- Private Driveway
- En Suite to Principal Bedroom
- Energy Efficiency Rating: D

Farmcombe Close, Tunbridge Wells

GUIDE PRICE £650,000 - £675,000

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20 Farmcombe Close, Tunbridge Wells, TN2 5DG

Located toward the top of a pleasant cul de sac location - but still enjoying excellent proximity to both the town centre and some highly regarded schools - a three bedroom semi detached property with private driveway, a number of contemporary flourishes, a generous entrance hallway, an en suite facility to the principal bedroom and a detached garden room. A glance at the attached photographs and floorplan will give an indication as to the layout and style of the property.

It has traditionally been the case that houses in this location have generated immediate interest and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed door with six opaque inset panels leading to:

ENTRANCE HALLWAY:

Area of fitted coir matting, various media points, radiator, good areas of engineered oak flooring. Double glazed window to the side. Stairs to the first floor. Door leading to:

LOUNGE:

Good areas of engineered oak flooring, cornicing, radiator. Feature cast iron fireplace with tiled hearth and wooden mantle and surround. Fitted cupboard to one side of the chimney breast and further areas of fitted shelving to both sides of the chimney breast. Space for lounge furniture and for entertaining. Double glazed window to the side and shallow double glazed bay window to the front.

OPEN PLAN KITCHEN/DINING AREA:

Good areas of engineered oak flooring, radiator, various media points, wall mounted thermostatic control, inset spotlights to the ceiling. Door to understairs cupboard with good general storage space. Feature recess (formerly fireplace) with stone hearth and wooden mantle over and areas of fitted shelving to one side of the original chimney breast. Excellent space for a large table and chairs and for further lounge furniture. Double glazed bi-fold doors leading to the rear garden. Feature island with breakfast bar area, two wine fridges and general storage space. A range of contemporary wall and base units and a complementary woodblock work surface. Two integrated electric ovens, inset microwave and an inset 'Siemens' coffee machine. Inset five ring gas hob with extractor hood over. Inset one and a half bowl ceramic sink with mixer tap over. Integrated dishwasher and washing machine. Space for a large freestanding fridge/freezer. Good areas of general storage. Recently installed 'Worcester' boiler inset to a cupboard. Double glazed windows to the side and rear with fitted blinds.

FIRST FLOOR LANDING:

Carpeted, loft access hatch, door to airing cupboard with areas of fitted shelving. Doors leading to:

BEDROOM:

Carpeted, radiator, areas of floating shelving. Space for large bed and associated bedroom furniture. Shallow double glazed window comprised of several double glazed panels.



BEDROOM:

(Currently used as a play room). Carpeted, radiator. Space for bed and associated bedroom furniture. Double glazed window to the front and Velux with inset blind into a sloping ceiling.

FAMILY SHOWER ROOM:

Fitted with a walk in shower cubicle with sliding glass door and two shower heads, low level WC, wall mounted wash hand basin with mixer tap over. Contemporary style floor tiles, fitted wall mirror, electric shaver point, contemporary style radiator, inset spotlights to the ceiling, extractor fan.

BEDROOM:

Good areas of exposed pine floorboards, radiator, various media points, areas of sloping ceiling. Space for bed and associated bedroom furniture. Double glazed windows to the rear. Door to:

EN SUITE BATHROOM:

Fitted with a low level WC, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over and areas of metro style tiling. Feature tiled floor, wall mounted radiator, inset spotlights to the ceiling, extractor fan, wall mounted electric shaver point, areas of sloping ceiling. Double glazed window to the rear.

OUTSIDE FRONT:

Off road parking for two vehicles onto a cobblestone drive. A path runs along the side of the property to a double gate which leads to the rear garden.

OUTSIDE REAR:

Good areas of low maintenance paving to the immediate rear of the property and to the side of the property. External electrical point. Good space for garden furniture and for entertaining. External storage units. Further area of garden set principally to lawn with retaining hedging. Detached and recently installed Garden Room with bi fold doors and excellent entertaining/office/gym space and door leading to a garden store. External tap.

SITUATION:

Farmcombe Close is a traditionally popular Tunbridge Wells address because it sits within comfortable walking distance of the Pantiles, Chapel Place and the Old High Street. This area is home to well regarded independent retailers, restaurants and bars as well as Tunbridge Wells mainline station offering fast and frequent services to both London and the South Coast. The property is also close to the highly regarded Claremont Primary School, although interested parties will need to contact the school directly to verify the current catchment area. It is also a short walk to the towns principal, multiple shopping area including Royal Victoria Place and the Calverley Road Precinct. Beyond this, other amenities include a selection of parks and Tunbridge Wells Common, golf, cricket, rugby and tennis clubs, alongside two theatres and a further out of town retail centre at North Farm.

TENURE: Freehold

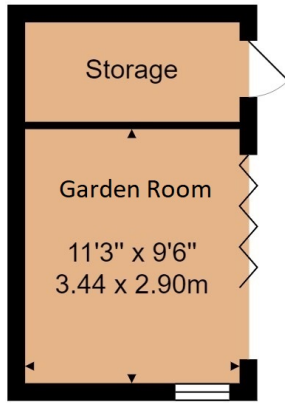
COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211



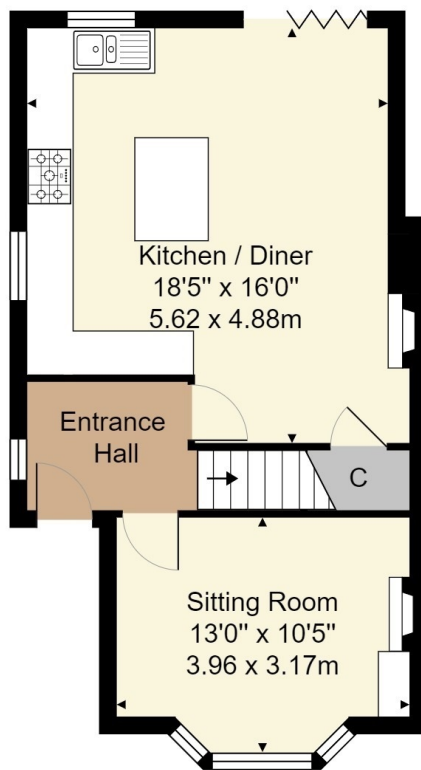
House Approx. Gross Internal Area
968 sq. ft 89.9 sq. m

Outbuilding Approx. Internal Area
153 sq. ft 14.2 sq. m

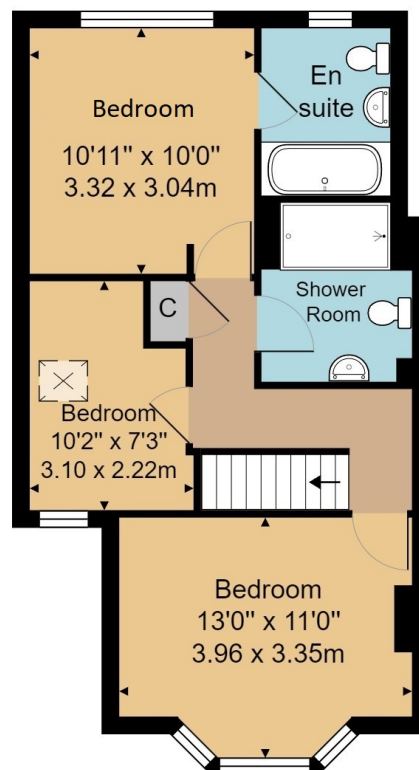


Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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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