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PILCHER**

*Sales, Lettings, Land & New Homes*



- Spacious Detached Family Home
- Desirable Claremont Location
- Great Potential for Development
- 4/5 Bedrooms
- Garage & Driveway
- Energy Efficiency Rating: E

**Claremont Gardens, Tunbridge Wells**

**£950,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 20 Claremont Gardens, Tunbridge Wells, TN2 5DD

A unique opportunity to acquire a family home offering great potential for refurbishment and further development subject to the usual consents. It is located in the ever popular Claremont area of the village, close to Claremont primary school and being a short walk to the high street and mainline station. The current accommodation is laid out over three levels, comprising a spacious sitting room with further reception room that can be used as a double bedroom, four further bedrooms, kitchen/dining room, further kitchen area, bathroom, shower room and cloakroom. To the rear is an impressive mature garden with a southerly aspect enjoying a large terrace running the whole width of the property. To the front there is a garage and off road parking.

### ENTRANCE HALL:

Entrance door with side window into hallway with views through to the rear garden, staircase to lower ground floor, wooden flooring, radiator.

### KITCHEN/DINER:

L shaped kitchen with a range of wall base and drawer units, inset sink and drainer with mixer tap, built in store cupboard, double glazed window to front, part glazed door to side, free standing oven and hob, glazed panelling through to the dining area with double glazed window offering views over the rear garden, carpet, radiator.

### SHOWER ROOM:

Pedestal wash hand basin, double glazed window to front, shower cubicle with 'Aqualisa' shower, laminate flooring, wall heater.

### WC:

Separate WC, double glazed window to front, laminate flooring.

### BEDROOM:

Large double bedroom with built in wardrobes, double glazed window to rear, carpet, radiator.

### BEDROOM:

Double glazed window to front, stairs to first floor, radiator, carpet.

### BEDROOM:

Double glazed window to front, built in store cupboard, carpet.

### BEDROOM:

Double glazed window to front, eaves storage, carpet.

### STAIRS:

To lower ground floor, half landing with double glazed window to rear.



**LOWER HALLWAY:**

Understairs storage area, double built in store cupboard, wooden flooring.

**SITTING ROOM:**

Large open plan sitting room with feature corner fireplace, sliding patio doors to rear, double glazed window to rear and side, two radiators, built in store cupboard and shelving, carpet.

**BEDROOM/FAMILY ROOM:**

Double glazed sliding patio doors to rear, carpet, radiator.

**BATHROOM:**

A good sized bathroom with panelled bath having shower overhead, pedestal wash hand basin, low level wc, heated towel rail, window to side, radiator, extractor fan, tiled walls, carpet.

**KITCHEN:**

Wall and base units, space for freestanding oven, double glazed door and window to side, plumbing for washing machine, inset sink and drainer with mixer tap, carpet.

**OUTSIDE REAR:**

A spacious paved patio running the width of the property with steps down to an area of lawn with a large selection of mature trees and shrubs to borders, greenhouse to side of property, gated side access, steps up to front of property.

**OUTSIDE FRONT:**

Single garage, driveway, further gravelled area for off road parking, shrubs and trees to borders.

**SITUATION:**

The property is located within the 'old village' area of Tunbridge Wells. This location is very central and is ideal to take advantage of being within walking distance of various independent retailers including Hoopers department store, a selection of restaurants and bars including The Ivy as well as the town centres main line station which offers fast and frequent services to both London and the South Coast. A little further to the south is where you will find the historic Pantiles, well known for its Jazz evenings and Farmers Markets, whilst in the northern part of the town you will find Royal Victoria Place shopping mall and Calverley Road precinct where many of the high street retailers are situated. The town also has two theatres, a number of sports and social clubs as well as access to surrounding pubs and Common.

**TENURE:**

Freehold

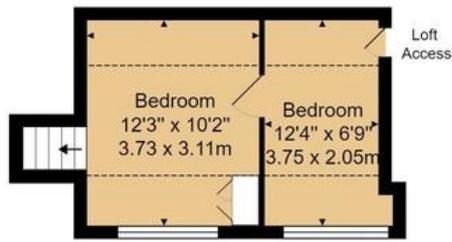
**COUNCIL TAX BAND:**

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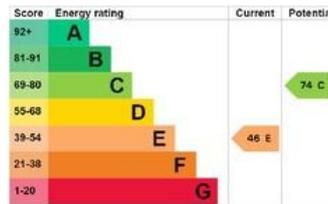
**VIEWING:**

By appointment with Wood & Pilcher 01892 511211





**First Floor**



**Upper Ground Floor**



**Lower Ground Floor**

Approx. Gross Internal Area 2162 ft<sup>2</sup> ... 200.9 m<sup>2</sup>  
(Includes Garage)

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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Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

