



CONISTON AVENUE
TUNBRIDGE WELLS - GUIDE PRICE £575,000 - £595,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

53 Coniston Avenue

Tunbridge Wells, TN4 9SR

Entrance Hall - Downstairs Cloakroom - Lounge/Dining Room With Open Fireplace & French Doors To Rear Terrace - Re-Fitted Kitchen With Appliances Open Plan To A Separate Family Room - Useful Boot Room/Workshop - First Floor Landing – Three Well Proportioned Bedrooms - Bathroom With White Suite Including Bath & Separate Shower - Gas Central Heating - Double Glazing - Cavity Wall Insulation - Driveway To Garage - Wonderful Rear Decked Terrace Leading To Mature Terraced Gardens With Woodland Back Drop Providing A Quiet, Unique Outlook Considering The Property's Town Centre Location

If ever the phrase, never judge a book by its cover, should be used it is with this beautifully presented three bedroom extended semi detached home as at first you can not see the wonderful rear outlook from the rooms and raised decked terrace over the gardens and towards the tree tops almost giving you the feeling of living amongst the woodland, which is an incredible feature given that the property is within a very popular residential location close to a wide selection of excellent local schools. The property's other features include a generous through lounge/dining room with open fire and French doors, the kitchen has been re-fitted with a range of contemporary wall and base units and includes several appliances with an open aspect leading into a more recently constructed family room. There is a useful downstairs cloakroom as well as a boot room/workshop, whilst at first floor there are three well proportioned bedrooms and a bathroom that includes both a separate shower and bath. Double glazing and cavity wall insulation help keep fuel bills to a minimum with heating provided from a gas fired boiler and radiators and there are oak effect doors throughout. As we experience considerable demand for this particular location and in view of this homes excellent condition and wonderful outlook we have no hesitation in recommended an early appointment to view.

The accommodation comprises. Panelled entrance door with side window to:

ENTRANCE HALL:

Double radiator, coat hanging space.



DOWNSTAIRS CLOAKROOM:

Low level WC, wall mounted wash hand basin. Understairs cupboard with bi-folding door concealing the space for a washing machine.

LOUNGE/DINING ROOM:

Two double radiators, ceiling downlights, power points, portable room thermostat. Open fireplace with pine surround. Window to front and double glazed French doors opening onto the rear terrace. Further door to:

KITCHEN:

Re-fitted with a range of wall and base units with stone worktops. Under worktop one and a half bowl single drainer sink unit with mixer tap. Electric oven, induction hob and filter hood above. Integrated dishwasher. Space for standing a fridge/freezer. Tile effect flooring, tiling adjacent to worktops. Window to rear. Open aspect to:

FAMILY ROOM:

Tile effect flooring, single radiator, power points. Two Velux style windows. Double glazed French doors opening to the rear terrace.

BOOT ROOM/WORKSHOP:

Large built-in high level storage cupboards containing the wall mounted 'Ideal' gas fired boiler. Wood effect flooring, power and light. Double glazed doors to front and rear giving through access to front and rear gardens.

Stairs from entrance hall to **FIRST FLOOR LANDING:**

Side window, recessed airing cupboard containing the hot water tank, access to loft space.

BEDROOM 1:

Window to front, single radiator, power points, two built-in double wardrobes.

BEDROOM 2:

Window to rear with treetop views, single radiator, power points, built-in double wardrobe.

BEDROOM 3:

Window to front, single radiator, power points.

BATHROOM:

White suite comprising of a panelled bath, low level WC, wash hand basin with cupboard beneath, separate shower cubicle with plumbed in shower. Tiling to walls and tile effect flooring, chrome towel rail/radiator, shaver point. Windows to rear and side.

OUTSIDE REAR:

A large decked terrace expands the width of the property and has outside light, power and tap ideal for outside entertaining. Steps lead down to the garden which is laid in two lawned tiers and stocked with an abundance of shrubs and plants. To the rear you will find a further decked terraced with Pergola. There is a useful storage shed beneath the main terrace, fencing to boundary and gate giving rear access.



OUTSIDE FRONT:

The garden has been attractively terraced using timber sleepers providing a combination of lawn and vegetable garden. Steps lead down to the property's entrance. A driveway at road level leads to the garage which has an up and over door, internal power and light.

SITUATION:

Coniston Avenue is a popular residential cul de sac in the western part of St. Johns and particularly close to Bishops Down Primary and Rosehill Prep School. A wide selection of senior schools including Tunbridge Wells Boys' and Girl's Grammar Schools, Skinners and Bennetts are within easy reach. The 280 hopper bus stop is at the junction with Rydal Drive. There is also very close access to Hurst Wood. The main town centre of Royal Tunbridge Wells is approximately 1.5 miles distance and offers an excellent range of shopping facilities at the Royal Victoria shopping mall and the Calverley Road Precinct. A further selection of shops are available within the Old High Street and historic Pantiles set within the southern part of the town, along with a selection of independent restaurants and cafes. There is a choice of stations at either Tunbridge Wells itself or High Brooms, each of which provide fast and frequent trains services to London and Hastings on the south coast. Tunbridge Wells enjoys a number of recreational facilities which includes the St. Johns Sports & Indoors Tennis Centre, local parks, golf, rugby, tennis and cricket clubs along with easy access to nearby countryside.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

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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Kent, TN11 1UT

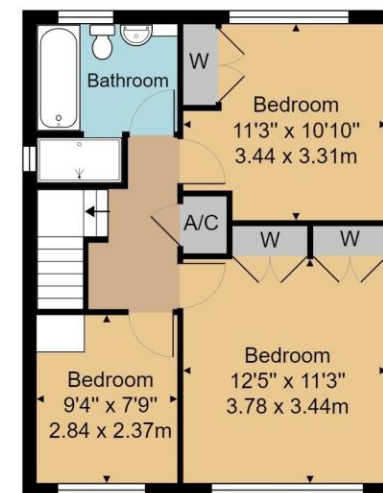
Tel: 01892 511211

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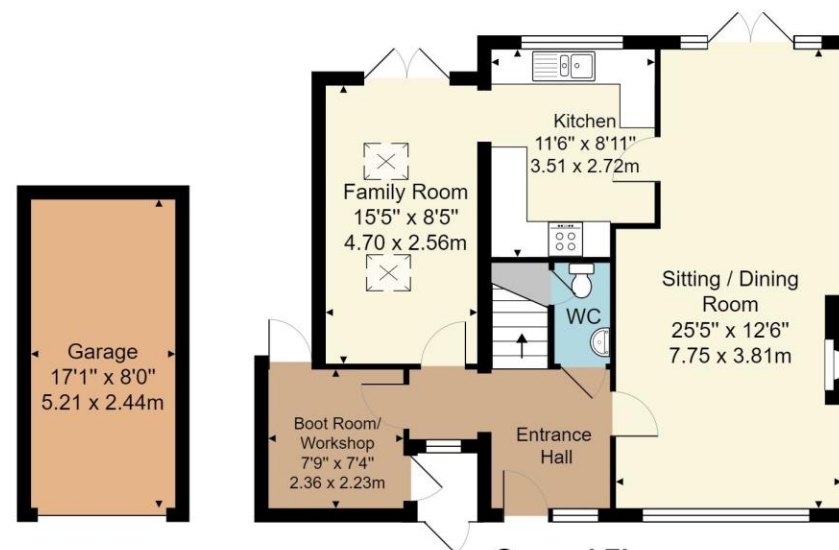
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

House Approx. Gross Internal Area 1148 sq. ft / 106.6 sq. m
Approx. Gross Internal Area (Incl. Garage & Workshop) 1346 sq. ft / 125.0 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.