



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Terrace Home
- Two Double Bedrooms
- Kitchen With Fitted Appliances
- Downstairs Cloakroom
- Driveway And Parking Spaces
- Energy Efficiency Rating: B

Lynes Place, Tunbridge Wells

£365,000

woodandpilcher.co.uk

2 Lynes Place, Tunbridge Wells, TN2 3FD

This extremely well presented two double bedroom end terraced home benefits from high ceilings and well-proportioned living accommodation making this an extremely desirable home. The properties other features include double glazed windows, gas central heating via radiators, electricity generating solar panels, fitted kitchen with a range of integrated appliances, spacious living room with glazed door opening to the fully enclosed rear garden with a choice of patio areas for outside entertaining. The bathroom and downstairs cloakroom have contemporary white fittings and parking is provided on your own driveway as well as surrounding visitors spaces. As these homes prove extremely popular we strongly recommend an early appointment for viewing.

Panelled entrance door with side window to:

ENTRANCE HALL:

Wood effect flooring, double radiator, power points, telephone point, large understairs storage cupboard, central heating thermostat.

CLOAKROOM:

White low level wc, wall mounted hand wash basin, tiled flooring, extractor fan, ceiling downlights, single radiator.

KITCHEN:

Fitted with a range of wall and base units with worksurfaces over, comprising of a stainless steel one and a half bowl single drainer sink unit with mixer taps, integrated washing machine, dishwasher, fridge freezer, electric double oven with gas hob above, stainless steel splashback and extractor fan over, power points, ceiling downlights, double radiator, tiled floor, window to front, wall mounted gas fire boiler, central heating time clock.

SITTING ROOM:

Wood effect floorings, single radiator, power points, tv point, window to rear, double glazed door with side window opening to the rear garden.

LANDING:

Single radiator, power points, access to loft space being part boarded.

BEDROOM:

Two windows to rear, central heating thermostat to control first floor heating, cupboard housing the hot water cylinder, single radiator.

BEDROOM:

Two windows to front, single radiator, power points.



BATHROOM:

Bath with mixer taps and wall shower, tiled shower area, counter sunk wash hand basin, low level wc, tiled surrounds, tiled flooring, extractor fan, ceiling downlights, chrome towel rail/ radiator.

OUTSIDE REAR:

Paved patios at both ends of the garden linked by a paved side pathway, garden is mainly laid to lawn and enclosed by fencing to provide security and privacy, useful shed and side access leading to:

OUTSIDE FRONT:

Numerous shrubs to borders, bin store and brick paved driveway providing off road parking.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, John Lewis, a multiscreen cinema and bowling complex.

TENURE:

Freehold

Estate service charge: £24 a month for maintenance of the area

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511311

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

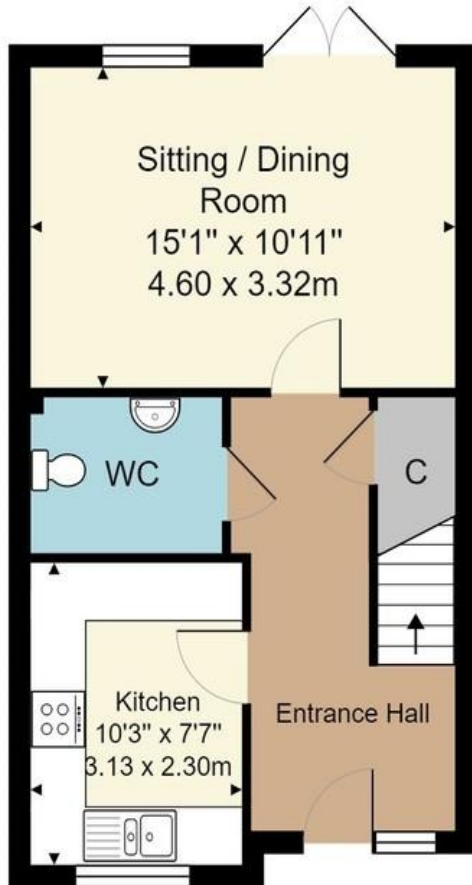
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas fire central heating

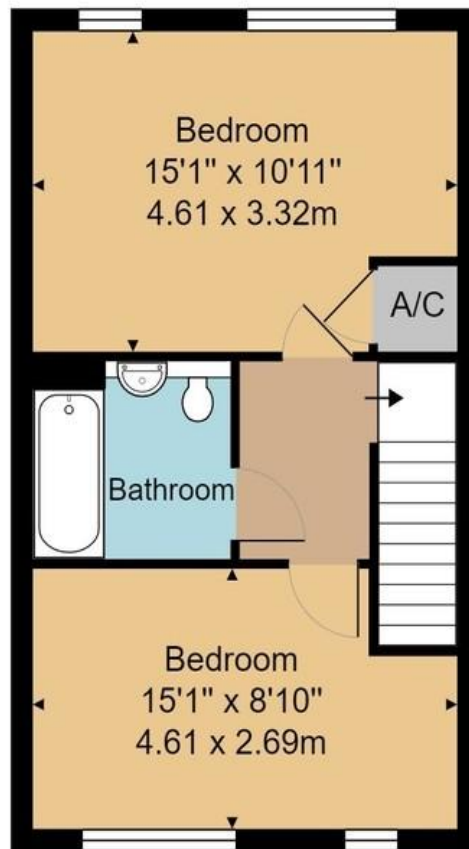
Restrictions - £24 Estate management charge



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 810 ft² ... 75.3 m²

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