



TEISE CLOSE  
TUNBRIDGE WELLS - £750,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes



# 27 Teise Close

Tunbridge Wells, TN2 5JN

**Entrance Porch - Hallway - Cloakroom - Lounge With Feature Fireplace - Dining Room - Kitchen - Utility Area - Large Conservatory With French Doors To The Garden - First Floor Landing - Master Bedroom With En-Suite Shower Room - Three Further Bedrooms - Family Bathroom - Wide Driveway With Off Road Parking For Two Vehicles - Extra Long Length Garage - Pretty Enclosed Rear Gardens**

Offered as top of chain, a four bedroom detached family home with garage, off road parking and attractive, enclosed rear gardens on Teise Close adjacent to the Camden Park Estate in central Tunbridge Wells. Benefitting from excellent pedestrian access not only to the town centre but also nearby parks and shops and a 15/20 minute walk to the main line station. As currently arranged the property has an entrance porch and further inner hallway, a ground floor cloakroom, a principal lounge, further dining room, kitchen and a spacious conservatory with access to the pretty rear gardens. There are four bedrooms to the first floor alongside a family bathroom with the principal bedroom enjoying an en-suite facility. Externally the property has an extra long length garage with parking for two vehicles in front and pretty gardens accessed from the rear conservatory principally laid to lawn with generous shrub borders.

Access is via a partially glazed double glazed door with an inset glass panel, two double glazed windows to the front leading to:

## **ENTRANCE PORCH:**

Areas of exposed brickwork, inset spotlights to the ceiling, double glazed window to the lounge, opaque double glazed window to the cloakroom. Partially glazed double glazed door with two inset part opaque double glazed panels to:

## **HALLWAY:**

Carpeted, radiator, wall mounted burglar alarm panel, inset spotlights to the ceiling, coricing, wall mounted thermostat control. Door to an understairs cupboard with good general storage space and areas of fitted coat hooks. Doors to:

## **LOUNGE:**

Of a good size and with excellent space for lounge furniture and for entertaining. Carpeted, radiator, coricing, various media points. Feature fireplace with Living Flame gas fire, wooden mantle, tiled hearth and Victorian style insert. Double glazed windows to the side with fitted Roman blind and further double glazed window to the entrance porch with fitted Roman blind and a bay window comprised of three sets of double glazed windows to the front.

## **CLOAKROOM:**

Low level WC, wall mounted wash hand basin with mixer tap over and storage unit below, fitted wall mirror. Vinyl floor, areas of fitted shelving, radiator, extractor fan. Opaque double glazed window to the front.

## **DINING ROOM:**

Carpeted, radiator, coricing, fitted wall mirror, inset spotlights to the ceiling. Good space for dining room table and chairs. French doors to a large rear conservatory. This is part open to:





**KITCHEN:**

Fitted with a range of wall and base units and a complementary work surface. Inset one and half bowl sink stainless steel sink with mixer tap over. Inset four ring gas hob with tiled splashback and extractor hood over and integrated double 'Siemens' oven. Integrated dishwasher. Good general storage space. Space for small breakfast table and chairs. Vinyl floor, radiator, inset spotlights to the ceiling. Double glazed window to the rear. Arch to:

**UTILITY AREA:**

Areas of wood effect flooring, partially glazed double glazed door to the side with inset opaque panel. Wall mounted 'Vaillant' boiler. Space for fridge/freezer, washing machine and under counter freezer or tumble dryer. Range of wall and base units with complementary work surface and areas of wooden panelling.

**LARGE CONSERVATORY:**

Of a contemporary style and principally a double glazed panel construction with ceiling rising to an apex and further double glazed French doors to the rear with fitted blind. Fitted blinds throughout, radiator, carpeted, areas of painted exposed brickwork and excellent space for garden or additional lounge furniture. The room enjoys pretty views of the enclosed rear gardens.

**FIRST FLOOR LANDING:**

Carpeted, loft access hatch, inset spotlights to the ceiling. Door to cupboard housing the hot water cylinder with areas of fitted shelving. Doors leading to:

**BEDROOM:**

Carpeted, radiator, fitted wardrobe with areas of coat rails and further areas of shelving. Space for a double bed and associated bedroom furniture. Double glazed windows to the rear.

**BATHROOM:**

Panelled bath with taps over, small fitted glass shower screen and single head 'Triton' electric shower over, pedestal wash hand basin, low level WC. Vinyl floor, part tiled walls, wall mounted mirror fronted cabinet, textured ceiling, wall mounted electric shaver point, extractor fan. Opaque double glazed window to the rear with fitted blind.

**BEDROOM:**

Carpeted, radiator, areas of sloping ceiling. Space for double bed and associated bedroom furniture. Door leading to under eaves storage area. Double glazed windows to the rear.

**BEDROOM:**

Carpeted, radiator, areas of sloping ceiling. Space for bed and associated bedroom furniture. Double glazed window to the front.

**MASTER BEDROOM:**

Carpeted, radiator. Space for double bed and associated bedroom furniture. Two sets of fitted wardrobes each with areas of fitted shelving and coat rails. Double glazed window to the front. Door leading to:

**EN-SUITE SHOWER ROOM:**

Low level WC, corner shower cubicle with electric shower over and glass concertina doors, wall mounted wash hand basin with mixer tap over and storage below. Areas of wood effect flooring, part tiled walls, wall mounted cabinet, further wall mounted mirror front cabinet, areas of fitted shelving, radiator, textured ceiling, wall mounted electric shaver point, extractor fan. Opaque double glazed window to the side with fitted roller.

**OUTSIDE FRONT:**

There is a wide driveway with excellent space for two vehicles sitting in front of an extra long length garage. Areas of shrub borders and further well stocked shrub beds to the immediate front of the property.





### OUTSIDE REAR:

A westerly facing garden with an area of raised decking with wooden balustrade and space for garden furniture and for entertaining. Steps down to an attractive side garden set principally to lawn with raised mature shrub beds. Path returning to a side gate and in turn the front of the property. Two external taps, external storage space. Steps leading from the raised decking area, a step down and path leading to a courtesy door at the rear of the garage. There are further steps leading down to a lower lawn area, with wooden retaining fencing and well stocked shrub borders.

### SITUATION:

The property is located on Teise Close, a pleasant cul-de-sac in central Tunbridge Wells adjacent to both Forest Road and the nearby Camden Park Estate. To this end, it offers excellent access to local facilities which include parks, restaurants and convenience stores alongside further access to Tunbridge Wells town centre itself. The town has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres, a host of principally independent retailers, restaurants and bars located between the Pantiles and Mount Pleasant with a further range of principally multiple retailers at the Royal Victoria Place shopping centre and nearby North Farm. The town has a good number of highly regarded schools at all levels, some of which are readily accessible from the property.

### TENURE:

Freehold

Estate Charge - currently £160.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

### COUNCIL TAX BAND:

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### 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired 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 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



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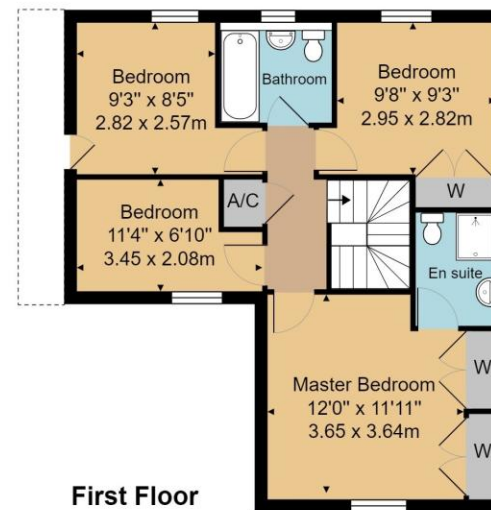


House Approx. Gross Internal Area  
1337 sq. ft / 124.2 sq. m

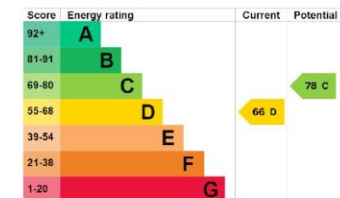
Approx. Gross Internal Area  
(Incl. Garage)  
1526 sq. ft / 141.8 sq. m



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.