



## Chenhalls

House - Gross Internal Area : 121.7 sq.m (1309 sq.ft.)  
 Garage - Gross Internal Area : 14.6 sq.m (157 sq.ft.)



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## Chenhalls, Glenmore Park

Tunbridge Wells, TN2 5NZ

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A well-maintained individual detached property located in a quiet and sought after cul-de-sac off the treelined Broadwater Down, benefitting from far reaching countryside views from all the main rooms and garden. The spacious and well-presented accommodation is arranged over 2 floors, all within 10 minutes' walk of the Pantiles.

Hall, Sitting Room, Dining room, Kitchen/Breakfast Room, Utility Room, 2 Double Bedrooms, ensuite Shower Room, Study/ Bedroom 3, Bath/Shower Room, Integral Garage, Attic with potential for further accommodation subject to consents, Gas Fired Central Heating, Double Glazed Windows, Camera and Sensor Security System, 2 Car Drive, Garden with side access.

Guide price £795,000 Freehold





## Property Description

- ◆ A beautifully presented individual detached property with stunning countryside views.
- ◆ Sought after quiet cul-de-sac location benefiting from a footpath which short cuts a walk to the Pantiles in 10 minutes and the station 0.9 miles distant.
- ◆ The spacious and well-presented accommodation arranged over 2 floors includes a first floor sitting room with glass Juliette Balcony to appreciate the view.
- ◆ Updated and well-appointed main bathroom and ensuite shower room include heated floors.
- ◆ Patio doors from the dining room lead out to a full width recently installed (2023) resin patio with electric awning and where the views can be enjoyed.
- ◆ 2 car brick paved drive to the front.
- ◆ 'L'-shaped hall includes staircase to a lower ground floor and access to large roof space providing potential for further accommodation subject to consents currently fitted with loft ladder, light and boarding.
- ◆ Sitting room fitted with a stone fireplace surround, mantelpiece and hearth, wood burning stove, inward opening French Doors with glass Juliette Balcony meaning the superb views can be enjoyed from a seating position in the room.
- ◆ Double bedroom 1 also has the advantage of the view, fitted with modern wardrobes and built in linen cupboard.
- ◆ Ensuite shower room recently updated with shower cubicle, low level WC with concealed cistern, wash basin with drawers beneath, window with fitted blinds and heated tiled floor.



- ◆ Double bedroom 2 is fitted with wall to wall modern wardrobe cupboards, large window to the front.
- ◆ The updated bathroom is fitted with a separate shower cubicle, air extractor, low level WC with concealed cistern, panelled bath, Roca storage cupboard with integral power point heated tiled floor and chrome towel rail.
- ◆ Study/Bedroom 3 with window to the front.
- ◆ Door from the hall leads to an integral garage currently fitted with a remote electric garage door, workbench and shelving, window to side and radiator, this could cost effectively be converted to more accommodation subject to consents and previously had a cloakroom fitted at one end.
- ◆ Staircase from the hall leads to a lower ground floor dining room with sliding doors out to the patio.
- ◆ Kitchen/Breakfast room fitted with solid wooden worksurfaces arranged over 3 walls with a ceramic 1½ sink and drainer beneath a window where the views can be enjoyed, comprehensive range of cupboards and wall mounted cabinets, plus a pantry.
- ◆ Appliances include a NEFF oven and grill, dishwasher, NEFF 5-ring gas hob and stainless steel extractor above.
- ◆ Utility room with worksurfaces arranged over 2 walls, fitted cupboards, ceramic sink and drainer, plumbing for washing machine and space for tumble dryer, and Worcester combination gas boiler providing central heating and domestic hot water.

### Outside

- ◆ The landscaped garden is terraced on 3 levels with a superb recently installed full width resin patio with brick wall boundary, includes outside power point, lighting, outdoor tap, illuminated steps lead down to a second level where there is a sheltered seating area, shrubs and a hidden large shed.
- ◆ The third level is laid to lawn in all there is a high degree of privacy.

### Practicalities

- ◆ Gas fired central heating from a Worcester combination boiler and controlled by Hive system and smart meter.
- ◆ Security system by 1<sup>st</sup> ACE with external cameras and sensors.

### Location

- ◆ Glenmore Park is a sought after quiet cul-de-sac off of Broadwater Down and from the cul-de-sac there is a footpath that short cuts the walk to the central station (15 minutes/0.9 miles) and the historic Pantiles approximately 10 minutes.
- ◆ Walking distance to the town centre and bustling High Street with its shops bars and restaurants.
- ◆ Hargate forest set in an area of outstanding natural beauty with access to open countryside, with popular scenic walks is just a few minutes' walk away.

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
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