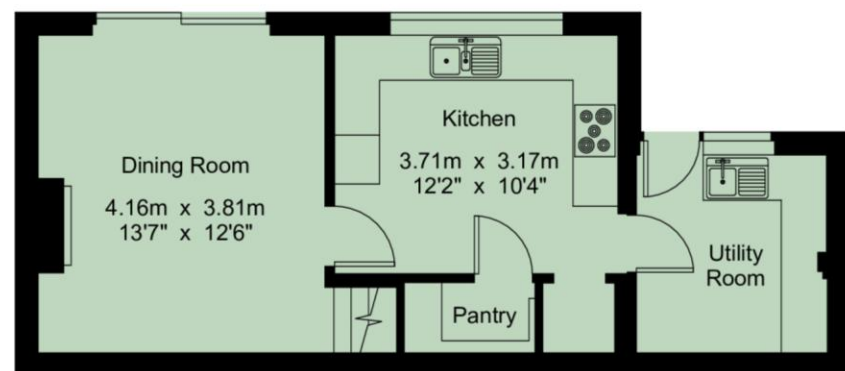


Ground Floor



Lower Ground Floor

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



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Chenhalls, Glenmore Park

Tunbridge Wells, TN2 5NZ

SUMNER PRIDHAM

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/Bed room 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 benefitting from a footpath which shortcuts 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 1st 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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