



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid-Terrace House
- Two Double Bedrooms
- Upstairs Bathroom
- Landscaped Rear Garden
- Off-Road Parking
- Energy Efficiency Rating: C

Ashenden Walk, Tunbridge Wells

GUIDE £365,000 - £385,000

woodandpilcher.co.uk



25 Ashenden Walk, Tunbridge Wells, TN2 3HR

This charming two double bedroom property is situated within a quiet residential street, on the fringes of Tunbridge Wells. You step into the entrance hall with stairs to the first floor and useful fitted storage. On your left is the kitchen, with a window to the front and plenty of fitted floor and wall cabinets. There is a fitted fan oven with gas hob top, washing machine, and space for further white goods. The entrance hall leads to the rear of the house where you find the living/dining room. There are wide patio doors opening to the garden, making this a light and airy room. There is plenty of space for large sofas along with a table and chairs. Stairs lead you to the first floor where the landing gives access to each of the bedrooms and bathroom and where you will also see the discreet, fitted, air ventilation system. The master bedroom sits at the rear of the house and has useful fitted bedside tables and cupboards/wardrobes around the bed space. There is a wide window offering leafy views. Bedroom two is another double room with fitted bedside tables, cupboards, and wardrobes around the bed space. There are further fitted wardrobes for storage, with one housing the boiler. Completing the inside of the house is the bathroom with its bath and shower over, modern WC and basin along with fitted storage.

Outside the garden has been upgraded in recent years to offer two smart patios that lead onto a further tier of artificial lawn. Beyond the artificial lawn is a additional area of hardstanding with the driveway behind double gates. There is an additional off-road parking space in front of the double gates.

Double glazed front door into:



ENTRANCE HALL:

Carpeted, cupboard with fuse board and gas meter, radiator.

KITCHEN:

Fitted with a range of light wood wall and floor cupboards with marble effect worktops. Sink and drainer, washing machine and fridge freezer. Oven and four ring gas hob. Vinyl wood effect floor, tiled walls. Window to front.

LARGE LOUNGE/DINING ROOM:

Radiator, carpet, wall paper feature wall. Space for lounge furniture, dining table and chairs. Double glazed sliding patio doors.

FIRST FLOOR LANDING:

Carpeted, smoke alarm, mechanical air flow system in loft.

MAIN BEDROOM:

Carpeted, radiator, space for double bed and large fitted wardrobes. Fitted bedside tables with ample storage above. Window to rear with lovely outlook.

BEDROOM 2:

Carpeted, radiator, two built-in wardrobes, one housing the combi boiler (approx. 2 years old) which is connected to a smart thermostat which can be remotely controlled using a phone. Two bedside tables with ample storage above. Window to front.

BATHROOM:

Wash hand basin with storage below, WC, bath with shower attachment and part tiled. Mirror cabinet and radiator.

OUTSIDE FRONT:

Front garden with shrub beds.

OUTSIDE REAR:

Tiered garden, patio with slabs and built-in flower beds. Landscaped to second patio onto astro turf. Door to hard standing with parking space and secure fencing. Parking for two cars, one behind gate.

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, a multiscreen cinema and bowling complex.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

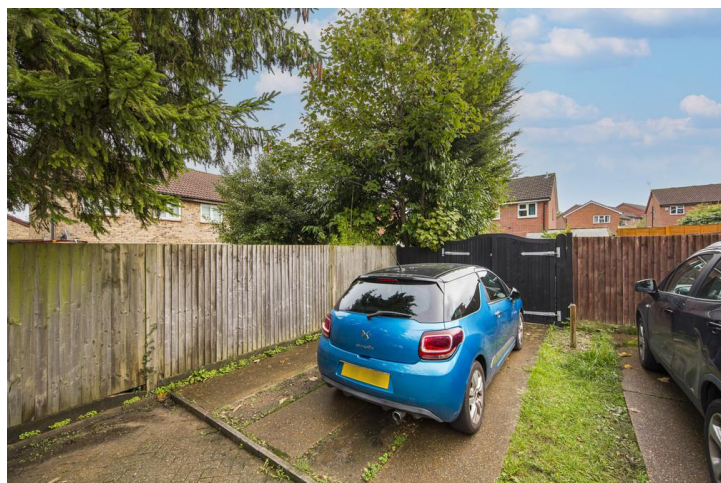
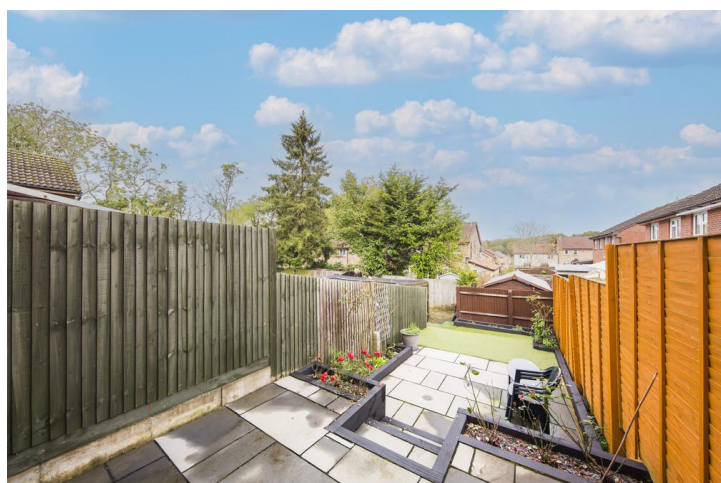
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

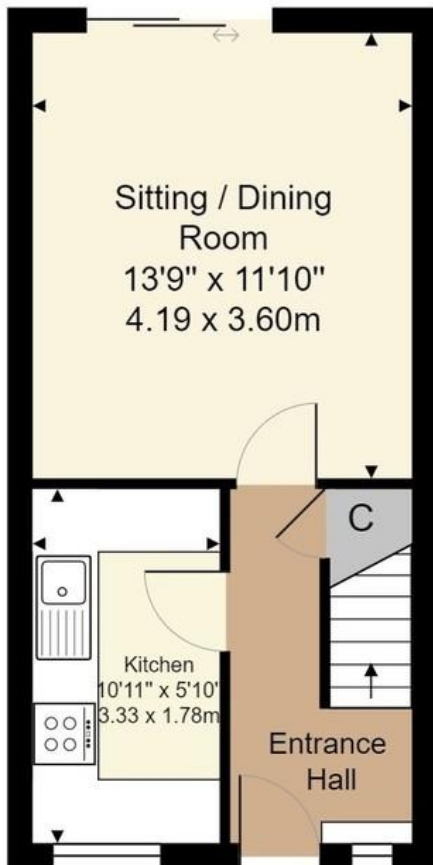
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

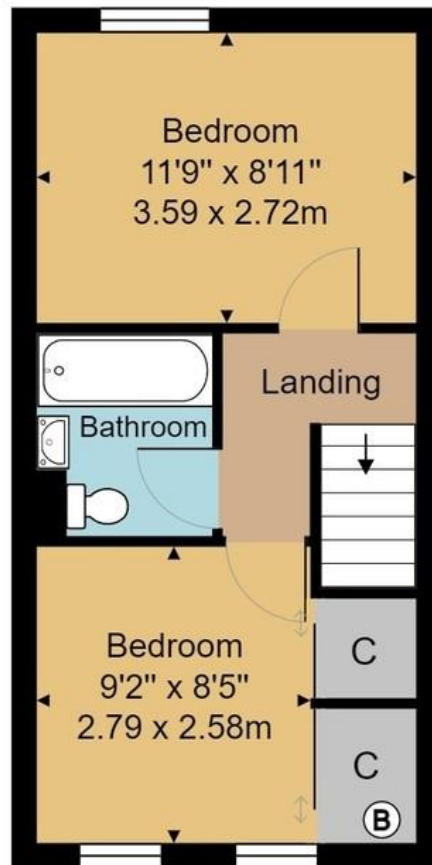
Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 590 sq. ft / 54.9 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.

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