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- GUIDE £365,000 - £385,000
- Mid-Terrace House
- Two Double Bedrooms
- Pretty Landscaped Rear Garden
- Off Road Parking
- Energy Efficiency Rating: C

**Ashenden Walk, Tunbridge Wells**

**GUIDE £365,000 - £385,000**

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## 25 Ashenden Walk, Tunbridge Wells, TN2 3HR

This delightful two-bedroom home, located in a peaceful residential area on the edge of Tunbridge Wells, perfectly blends charm with functionality.

Upon entering, you're greeted by a welcoming hallway with convenient fitted storage and a staircase leading to the first floor. To the left, a bright, well-equipped kitchen awaits, featuring an array of wall and base cabinets, a fitted fan oven with a gas hob, and ample space for a washing machine and additional appliances.

Moving through the hall, you'll find the spacious and inviting living/dining area at the rear of the home. Large patio doors fill the room with natural light and open onto the garden, creating a seamless indoor-outdoor flow. This airy space is ideal for relaxing and entertaining, with ample room for both comfortable seating and a dining table.

Upstairs, the landing connects to each of the two generously-sized double bedrooms and the family bathroom. The main bedroom, located at the rear, offers lovely leafy views through a wide window and is enhanced by fitted bedside tables and cleverly designed wardrobes surrounding the bed. The second bedroom also features fitted storage, including wardrobes and bedside units, with one discreetly housing the boiler. An efficient, built-in ventilation system throughout ensures fresh air flow in every season.

The well-appointed bathroom completes the interior, featuring a modern bath with overhead shower, sleek WC, basin, and practical fitted storage.

Outside, the thoughtfully landscaped garden features two elegant patio areas that lead to an upper tier of low-maintenance artificial lawn.





Beyond this, a paved area with rear access connects to the driveway, securely positioned behind double gates, providing off-road parking along with an additional parking space in front of the gates. This home combines comfort and convenience in a tranquil setting, making it an ideal choice for those seeking a peaceful retreat close to the amenities of Tunbridge Wells.

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, wallpaper 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.

**TENURE:** Freehold

**COUNCIL TAX BAND:** C

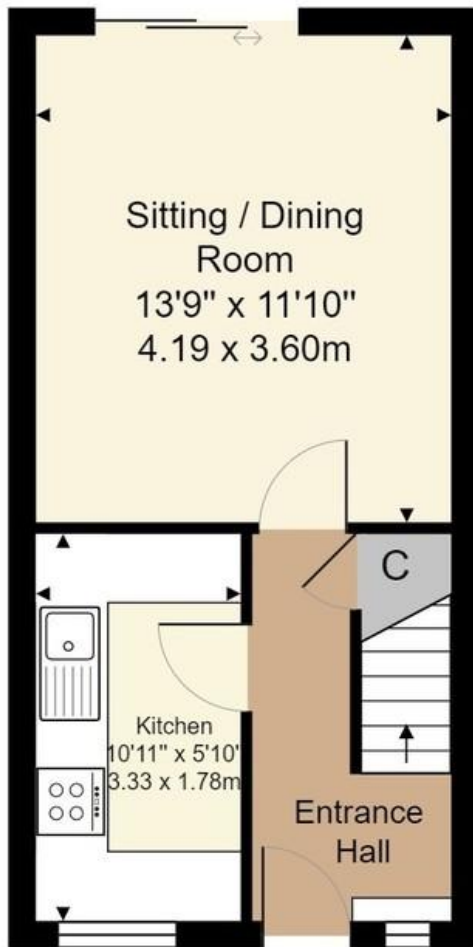
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**ADDITIONAL INFORMATION:**

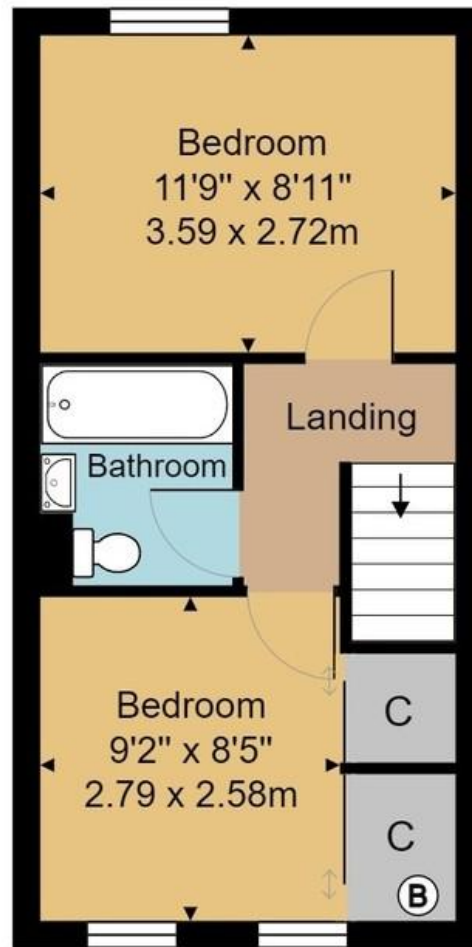
Broadband Coverage search Ofcom checker  
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Heating - Gas Fired Central Heating



Score	Energy rating	Current
92+	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

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