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PILCHER**

*Sales, Lettings, Land & New Homes*



- Two Bedroom Semi-Detached Bungalow
- Spacious Living/Dining Room
- Potential To Modernise
- Pretty Gardens
- Block Paved Driveway
- Energy Efficiency Rating: C

**Sandhurst Park, Tunbridge Wells**

**£375,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

### 36 Sandhurst Park, Tunbridge Wells, TN2 3SZ

This delightful semi-detached bungalow offers two double bedrooms and has the added benefit of a generous garden and off-road parking. Now offering the opportunity for some updating and available CHAIN FREE.

Available Chain-Free. This delightful two double bedroom bungalow is nestled in a peaceful residential area of Tunbridge Wells, just 0.5 miles from the conveniently located High Brooms Station. Offering great potential, the property offers a large garden and off-road parking.

Inside the property requires cosmetic updating, providing an ideal opportunity for the prospective buyer to put their personal stamp on the home.

With its quiet location, proximity to local amenities, and the added benefit of good transport links, this bungalow presents an excellent opportunity for investors, downsizers, or those seeking a project in a desirable area.

From entering via the porch, the accommodation comprises of a spacious living/dining room with lovely garden views, a good sized kitchen with garden access, two double bedrooms and a bathroom with walk-in shower.

The property also benefits from great potential to further extend (subject to necessary planning permission). Outside there is a good sized garden with a block paved patio leading to a lawned area behind with a garden shed. Access to the side leads you to the front of the property where there is off-road parking on the block paved driveway.

UPVC glazed entrance door with porch leading to

#### **ENTRANCE HALL:**

Carpeted, radiator, tall fitted cupboard, loft access, telephone point.

#### **SITTING/DINING ROOM:**

Wide double glazed window to rear, carpeted, ceiling fan, gas fireplace, radiator.

#### **KITCHEN:**

Ample fitted floor and wall cabinets, marble effect work surface and splashbacks, integrated Hotpoint oven and grill, separate four ring gas hob with extractor, space for undercounter fridge, dishwasher and washing machine, one and a half sink/drainers, laminate flooring, dual aspect wide window to rear, double glazed door to garden.



**BEDROOM:**

Double bedroom, wide double glazed window, space for wardrobe and bedroom furniture, carpeted, radiator.

**BEDROOM:**

Small double, wide double window, space for bedroom furniture, radiator.

**BATHROOM:**

Double Glazed frosted window, large shower, WC, wash basin, tiled walls, fitted tall cupboard, laminate flooring, ceiling spotlights, radiator.

**OUTSIDE FRONT:**

Block paved driveway, parking for two cars, low brick front fence, laid to lawn, shrub borders.

**OUTSIDE REAR:**

Laid to lawn, plant and shrub borders, block paved patio area, shed at rear of garden, side access, outdoor lighting, outside tap, additional garden storage locker.

**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:**

D

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas





Approx. Gross Internal Area 636 ft<sup>2</sup> ... 59.0 m<sup>2</sup>

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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