



THE AVENUE

TUNBRIDGE WELLS - GUIDE PRICE £625,000 - £650,000



19 The Avenue

Tunbridge Wells, TN2 3FJ

Entrance Hall - Downstairs Cloakroom - Sitting Room With Bi-Folding Doors & Forward Facing Balcony - Well Equipped Kitchen/Dining Room Complete With Appliances - Separate Utility Room - First Floor Landing - Master Bedroom With En-Suite Shower Room - Two Further Good Sized Bedrooms - Family Bathroom - Dual Zone Gas Central Heating Via Radiators - Triple Glazed Windows - Combination Of Amtico Flooring & Fitted Carpets - Japanese Styled Landscaped Rear Garden - Extra Large Double Garage - Sought After Location - Close To Shops & A21 Road Access

Situated towards the entrance of an extremely popular development built by Dandara is where you will find this very well presented and maintained three bedroom detached home offering a wide range of features which include an attractive sitting room with private terrace enjoying a westerly aspect, a high specification kitchen/dining room complete with appliances. There are three good sized bedrooms at a first floor, the principal bedroom having an en-suite shower room. There is a useful utility room and downstairs cloakroom. The Japanese style landscaped rear garden is a real feature of the property as well as other features including Dual Zone gas central heating via radiators, triple glazed windows to help keep fuel bills to a minimum and a 26'8 x 20' undercroft double garage provides plenty of parking space. Interested buyers should also note that a number of adjacent properties have extended into the existing roof void to create a five bedroom family home, subject to obtaining the necessary planning consents and permissions, making this an extremely attractive proposition.

Properties on the Knights Wood development have always proved extremely popular and in view of this property's particular level of presentation we have no hesitation in recommending an early appointment to view.

The accommodation comprises. Part glazed side door to:

ENTRANCE HALL:

Single radiator, power points, ceiling downlights, smoke alarm, Amtico wood effect flooring.

DOWNSTAIRS CLOAKROOM:

White wall mounted wash hand basin with mixer tap, vanity mirror, low level WC with concealed cistern. Amtico wood effect flooring, single radiator, display wall recess, extractor fan.



KITCHEN/DINING ROOM:

Fitted with a comprehensive range of wall and base units with Silestone worktops, comprising of an under worktop one and half bowl single drainer sink unit with mixer tap. Integrated dishwasher, 'AEG' induction hob with extractor hood above, 'Neff' combination microwave and oven. 'Neff' integrated fridge/freezer. Amtico wood effect flooring, ceiling downlighting, single radiator, power points. Window to rear and triple glazed French doors opening to the rear garden. Door to:

UTILITY ROOM:

Fitted with a range of matching wall and base units with worktops over. Stainless steel single drainer sink unit. Space for washing machine. Amtico wood effect flooring, wall mounted 'Vaillant' gas fired boiler, extractor fan.

SITTING ROOM:

An impressive living space with bi-folding double glazed doors opening onto a private terrace. Amtico wood effect flooring, two radiators, power points, Nest central heating thermostat for ground floor.

TERRACE:

Paved with surrounding glass and brushed steel handrail, outside downlighters, two power points.

Stairs from entrance hall to.

FIRST FLOOR LANDING:

Power points, ceiling downlights, access to loft space, built-in airing cupboard containing the hot water cylinder.

BEDROOM 1:

Window to front and triple glazed French doors opening to a Juliet balcony, single radiator, power points, nest central heating thermostat for first floor. Fitted double wardrobe with sliding mirrored doors.

EN-SUITE SHOWER ROOM:

White low level WC, wall mounted wash hand basin with mixer tap, large shower cubicle with glazed door and screen. Local tiled surrounds, recess mirror and built-in mirrored cabinet, chrome towel rail/radiator, extractor fan. Window to front.

BEDROOM 2:

Window to rear, single radiator, power points, TV point. Built-in double wardrobe with mirrored sliding doors.

BEDROOM 3:

Window to rear, single radiator, power points, TV point. Built-in double wardrobe with mirrored doors.

BATHROOM:

White suite comprising of a panelled bath with mixer tap and plumbed in shower, low level WC, wash hand basin with mixer tap and cupboard beneath, wall mounted vanity mirror. Part tiled walls, tiled floor, chrome towel rail/radiator, shaver points, extractor fan. Window to side.

OUTSIDE REAR:

A professionally landscaped Japanese style garden emulating a dry river bed comprising of a large porcelain paved patio area ideal for outside entertaining leading to the main garden which is arranged as a low maintenance collection of stones and pebbles with surrounding stone caged edging. A decked walkway leads to a further decked area with an attractive water feature. Outside wall lighting and spotlights, fencing to boundary to provide privacy, outside tap and power. Side gate giving access to front.



OUTSIDE FRONT:

Steps lead from the pavement up to the front door. A small brick paved parking area/driveway leads to the undercroft double garage with twin electric roller doors, power, lighting and tap. There is a small recessed area at the rear of the garage which houses the various electrical and internet controls as well as providing space for further white goods/garden tools etc.

SITUATION:

Located on Knights Wood - a development by Dandara New Homes - the property benefits tremendously from its ready access to local shops and amenities, a town square, beautiful green spaces and the most appealing woodland setting surrounding the development itself. Knights Wood is a great place from which to enjoy Royal Tunbridge Wells. With the Nuffield Health Club, a multi screen cinema and successful retail park all located just a short walk away. The town centre hosts a fine selection of restaurants, theatres and shops - from High Street stores to specialist independent retailers - many of which can be found in the Pantiles with its attractive Georgian architecture. There is an outstanding selection of quality secondary schools in Tunbridge Wells and the surrounding area. However for families of younger children, the Skinners Kent Primary School is a premium, purpose built facility located at Knights Wood. There are two railway stations near to Knights Wood - High Brooms and Tunbridge Wells. Both provide trains into central London. There is also a bus service to Tonbridge Station (6am - 8:30am and 16:00 - 20:00).

TENURE:

Freehold

Estate Charge - currently £500.00 per year. This is for the maintenance of all the verges, The Green, playground, water feature and also includes the maintenance of the 150 acres of woodland that form part of the development.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

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

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

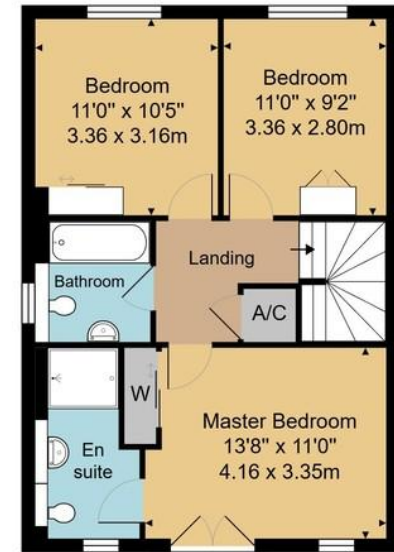
Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

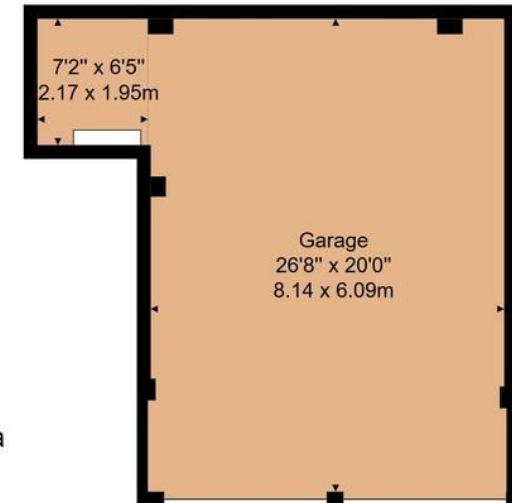
www.woodandpilcher.co.uk



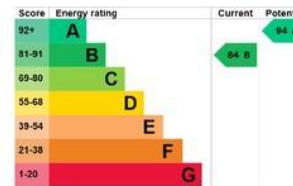
Ground Floor



First Floor



Lower Ground Floor



House Approx. Gross Internal Area
1163 sq. ft / 108.0 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1743 sq. ft / 161.9 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.