



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid-Terrace Home
- Two Double Bedrooms
- Modern, Well Presented Kitchen
- Low Maintenance Rear Garden With Shed
- Two Allocated Parking Spaces
- Energy Efficiency Rating: D

**Hazelwood Close, Tunbridge Wells**

**£325,000**

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

## 10 Hazelwood Close, Tunbridge Wells, TN2 3HW

This delightful property sits in a peaceful cul-de-sac and would make an ideal first time buy. It is located for local shops, amenities, schools and transport links. You step into a spacious entrance hall with useful storage under the stairs. There is a modern kitchen with fitted appliances on your left and a good sized living/dining room to the rear with doors to the garden. On the first floor there are two double bedrooms along with the well presented, family bathroom. Outside the property has a low maintenance, private rear garden with secure fencing, artificial turf and shed. There are two allocated parking spaces within the residents car park and additional parking on the street.

Covered entrance into:

### ENTRANCE HALL:

Fitted cupboard housing consumer unit, laminate flooring, frosted window, understairs storage.

### KITCHEN:

Double glazed wide window, laminate flooring, wall and floor white gloss cabinets with inset lighting, wood effect work surfaces, fitted AEG double oven, four ring electric hob, extractor above, sink and drainer beneath window, space for washing machine and tall fridge freezer, grey subway style tiles.

### SITTING/DINING ROOM:

Laminate flooring, radiator, sliding patio doors to garden, space for sofas and table & chairs.

Carpeted stairs to first floor:

### LANDING:

Carpeted, loft access with ladder, part boarded, light.

### BEDROOM:

Double Room, space for plenty of bedroom furniture, carpeted, window, radiator.

### BEDROOM:

Two windows, fitted mirrored wardrobes, airing cupboard, carpeted, radiator.



**BATHROOM:**

Bath with shower over and hot and cold taps, wash hand basin with fitted storage beneath, smart wall tiles, WC, LED mirror, extractor.

**OUTSIDE REAR:**

Two tiered, astro turf from living room to a further astro turf area, south facing, secure fence, borders, shed at rear.

Parking for two cars within car park and unrestricted parking on the street.

**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

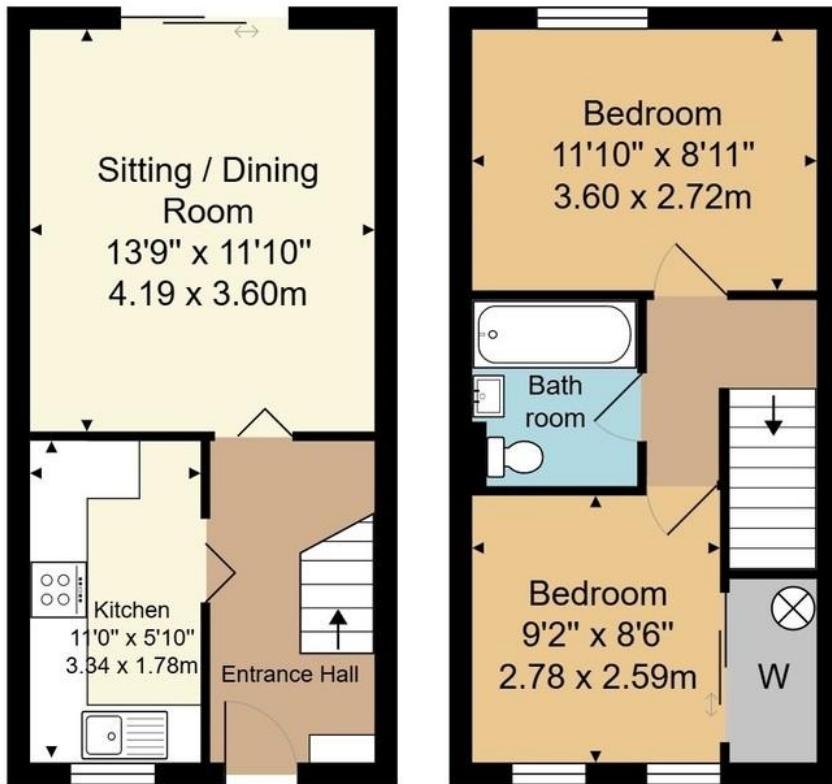
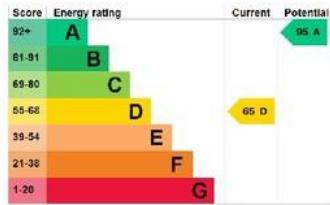
Flood Risk - Check flooding history of a property England

- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Electric





**Ground Floor**

**First Floor**

Approx. Gross Internal Area 592 ft<sup>2</sup> ... 55.0 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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