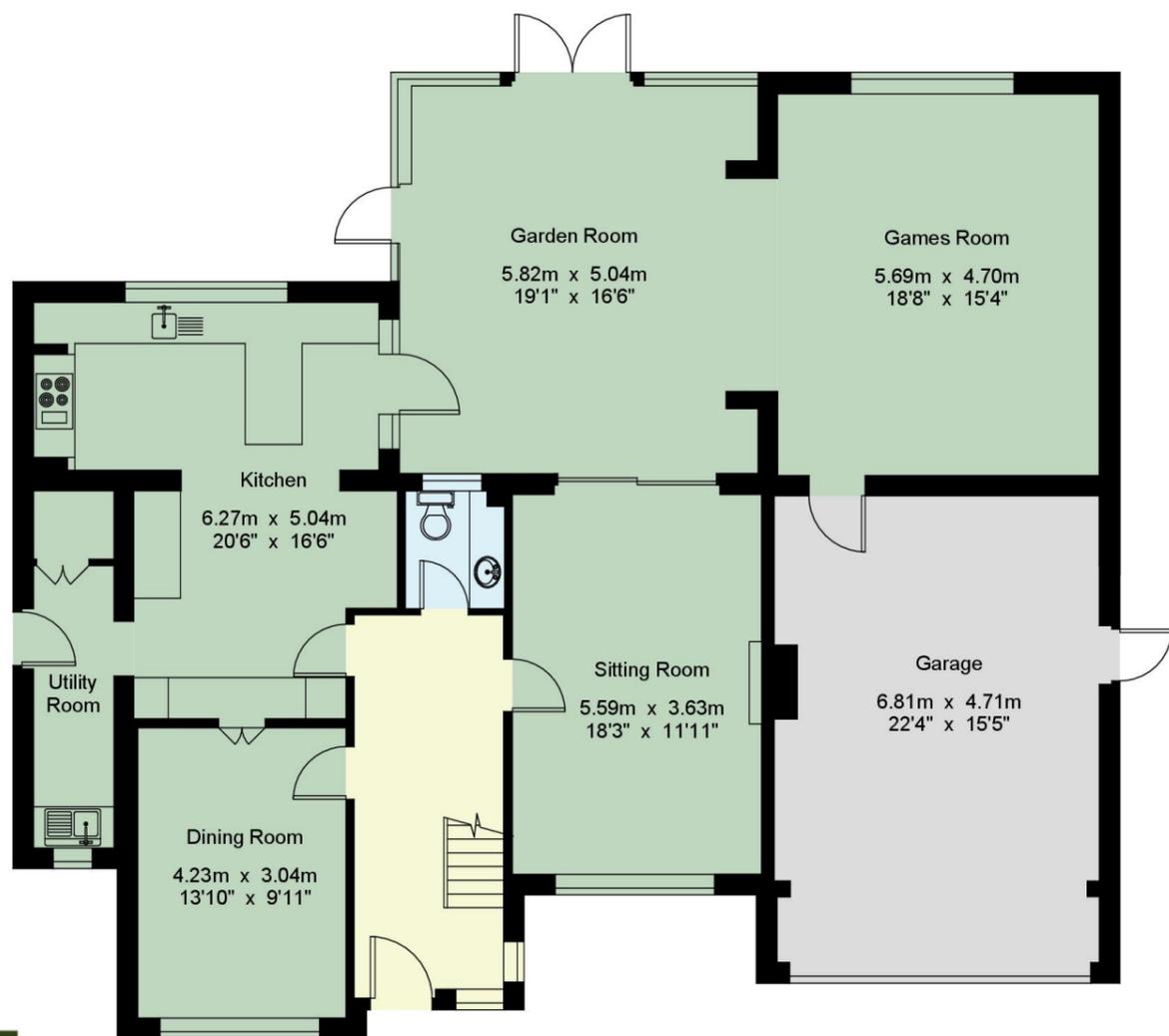


First Floor



Ground Floor

2 Malton Way

House - Gross Internal Area : 230.2 sq.m (2477 sq.ft.)
Garage - Gross Internal Area : 32.3 sq.m (347 sq.ft.)



2 Malton Way

Tunbridge Wells, TN2 4QE

SUMNER PRIDHAM

Immaculately maintained and beautifully presented 4 bedroom detached family house with extensive ground floor accommodation leading out to a large private garden located in a quiet sought-after cul-de-sac on the outskirts of town with easy access out on to the A21.

Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Conservatory/Living Room, Games Room, 4 Bedrooms, Ensuite Bathroom, Family Bathroom, Gas Fired Central Heating, double glazed Windows, Double Garage, Front Garden with Gravel Driveway, side access to Rear Garden.

Guide price £1,150,000 Freehold *Open Day Saturday 14th March*



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Property Description

- ◆ Well-maintained and beautifully decorated detached family house.
- ◆ Significantly increased ground floor accommodation includes a large conservatory/living room, games room plus 2 further reception rooms.
- ◆ "It has been an ideal house for parties over the years".
- ◆ Peaceful and settled location built at a time when houses weren't cheek by jowl!
- ◆ Convenient location for access out to the A21/M25 and Tonbridge or Tunbridge wells mainline stations.
- ◆ Gravelled drive with in and out gravelled path either side of a tall mature hedge providing privacy.
- ◆ Attractive front elevation with stunning Wisteria either side of the front door.
- ◆ Light and spacious hall with window to the side and wooden flooring.
- ◆ Cloakroom comprising low level WC, washbasin with storage cupboards beneath and window.
- ◆ Sitting room is a beautiful light room with large window to the front, gas fire in a stone surround and sliding patio door leading into a conservatory.
- ◆ Well-proportioned dining room with window to the front.
- ◆ Kitchen/Breakfast Room attractively fitted with solid marble worktops with inset sink with wide window overlooking the established garden, superb Lacanche Classic range cooker, stainless steel splashback, comprehensive range of cupboards and drawers and matching wall mounted cabinets, American style fridge freezer with filtered water, a secondary drinks larder fridge, pull out racked cupboards.
- ◆ Utility/Boot room with fitted worktops with stainless steel sink and drainer, plumbing for washing machine, double doors lead into a built in drying cupboard with Weissman gas fired boiler, and separate door to outside.



- ◆ Glazed door and windows either side into an all year round conservatory/living with single and double doors out to the garden with a wide arch leading to a games room currently fitted with a pool table (available through separate negotiations).
- ◆ The combined conservatory and games room create a fabulous recreational space.
- ◆ Staircase leads to the first floor landing giving access to all rooms, and hatch to attic.
- ◆ Airing cupboard housing insulated hot water tank with slated shelves.
- ◆ Principal bedroom enjoys a dual aspect and is a superb sized room fitted with double wardrobe cupboards.
- ◆ Ensuite bathroom with tiled floor, low level WC, pedestal washbasin, separate shower cubicle, feature internal stained glass window and a large window overlooking the rear garden.
- ◆ The three remaining bedrooms are all double in size with attractive outlooks.
- ◆ Bathroom with panelled bath with shower above, pedestal washbasin, low level WC, window and tiled walls.

Outside

- ◆ One of the features of the property is its fabulous setting in the prestigious Malton Way and its large well-established garden.
- ◆ A tall beech hedge provides further privacy, in and out gravelled path and matching gravelled drive with space for multiple off road parking.
- ◆ **Rear Garden:** is well-established and affording a high degree of privacy laid mainly to lawn with fenced and mature boundaries and includes designated morning and evening sun patios.
- ◆ Access from the house is from the conservatory leading out to a recently landscaped paved patio which continues down the side of the property with further access from the boot/utility room.
- ◆ **Double Garage:** Remote up and over door houses the electric circuit breaker, gas and electric meters, extensive shelving, power and light connected, internal door leading into the games room.

Practicalities

- ◆ Decorated to a high standard throughout and well-maintained property.
- ◆ External power and light connected to the front and all round, with security gate to the side.
- ◆ All mains services are connected.

Location

- ◆ The property is quietly located in an exclusive residential cul-de-sac in an attractive leafy residential area of the town providing easy access out to the A21 and approximately 2 miles to Tunbridge Wells mainline station, High Street, and historic Pantiles.
- ◆ Walking distance to the hospital and close to ancient woodland.

Viewing

Strictly by appointment only through sole agent Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

