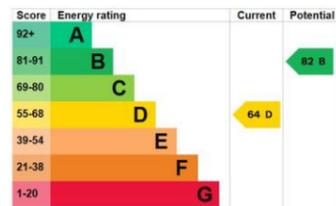


18 Lambourn Way

House - Gross Internal Area : 108.4 sq.m (1166 sq.ft.)
 Garage - Gross Internal Area : 13.7 sq.m (147 sq.ft.)

Approx. Garden Dimensions : 13.3m (43'7") x 10.9m (35'10")



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18 Lambourn Way

Tunbridge Wells, TN2 5HJ



A surprisingly spacious 4 bedroom semi-detached house benefiting from a corner plot position. Features include well-proportioned rooms, south facing to the front, solid wood block herringbone flooring situated in popular residential development on the favoured southern side of town, 1.5 miles from the mainline station.

Wide enclosed Entrance Porch, Hall, Sitting Room, Kitchen/Dining Room, Office, Utility/Cloakroom, 4 Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, landscaped Garden, large Entertaining Patio, Garage, off-road Parking.

Guide price £695,000 Freehold



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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.



Property Description

- ◆ An extended 4-bedroom semi-detached family house significantly improved in recent years.
- ◆ Popular residential location on the south side of town.
- ◆ Ideal house for growing family and set in a good sized garden.
- ◆ Remodelled internal accommodation includes a good sized office plus useful utility doakroom.
- ◆ Upgraded family bathroom.
- ◆ Attractive French doors in the kitchen lead out to a landscaped large entertaining patio.
- ◆ Useful wide entrance porch with double glazed window and door.
- ◆ Period Reed glass internal door with matching windows either side lead to hall with herringbone wood block floor, staircase to first floor.
- ◆ Sitting room is a beautifully light room with large south facing window and wood block herringbone floor, fireplace fitted with wood burning stove, slate hearth, panelled wood surround and floor to ceiling shelving to one side.
- ◆ Kitchen/Dining Room with useful range of worktops to include a ceramic sink and drainer beneath a window with view to the garden.
- ◆ Comprehensive range of cupboards and drawers, 5-burner range cooker with electric oven beneath, space for an upright fridge/freezer, pair of recently installed French doors lead out to a large, paved patio ideal for outside dining in the season and beyond to a good sized lawn.



- ◆ Useful built-in understairs cupboard and ample room for a dining table.
- ◆ Office with south facing window.
- ◆ Pocket door leads into utility/ doakroom with wall to wall fitted wooden worksurface, plumbing and space for washing machine and tumble dryer beneath, large etched glass window.
- ◆ Wash basin with cupboard beneath low level WC.
- ◆ Staircase from the hall leads to a first floor landing with built in linen cupboard and large access trap to part boarded roof space with light connected.
- ◆ All the first floor bedrooms are of a good size, 2 with built in wardrobe cupboards and all enjoying attractive outlooks.
- ◆ The family bathroom has been refitted with a modern bath with separate shower above, with drench and handheld showers, tiled walls and glass screen, oval washbasin with quartz surround and cupboard beneath, low level WC and chrome towel rail and 2 double glazed windows.

Outside

- ◆ The property benefits from a corner plot position and therefore has garden to the front, side and rear of the house.
- ◆ To the front the house is screened from Lambourn Way with mature shrubs and trees providing privacy.
- ◆ Security gate to the side leading to a covered area useful for bin storage.
- ◆ The rear garden has been landscaped with a large patio promoting in and out living, landscaped with vertical railway sleepers, the remainder of the garden is laid to lawn with raised borders to one side with matching vertical railway sleepers.
- ◆ Fenced boundaries and at the far end of the garden there is a garden shed and a single garage with up and over door, with a drive leading out to Lambourn Way providing off road parking.

Practicalities

- ◆ In recent years the property has been significantly improved with the majority of the windows and doors replaced including French doors in the kitchen.
- ◆ Internally the ground floor has been remodelled to create an office/study and a useful utility doakroom.
- ◆ The first floor bathroom has been refitted and outside the garden landscaped.
- ◆ All mains services are connected.

Viewing

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

