



**9 Ashdown Close, Tunbridge Wells TN4 8DU**  
**Price Range: £325,000 - £340,000 Freehold**

est. | 828  
**bracketts**



## 9 Ashdown Close, Tunbridge Wells, Kent TN4 8DU

### VIEWING

By appointment with Bracketts.

### LOCATION

Enjoying a cul-de-sac setting off Molyneux Park Road, a turning from The Common and Mount Ephraim. The property is within a mile of the town centre, pedestrianised precinct and the Royal Victoria Place shopping mall and a similar distance from the High Street, Pantiles and railway station providing commuter services to London in under an hour. The area generally being well served by good sport, leisure and recreational facilities.

### TO BE SOLD

A well proportioned terraced house refurbished in recent years by the current owner to provide a modern kitchen with integrated appliances and up to the minute sanitary fittings to both the bathroom and en suite shower room. The property, which has double glazed windows and central heating via an electric boiler, is well maintained with the accommodation arranged as follows:

### ACCOMMODATION

Front Door with glazed insert into:

#### Entrance Hall

Open tread stairs to the First Floor. Radiator. Telephone point. Understairs storage.

#### Kitchen

Recently installed U-shaped sweep of natural timbered working surface with inset stainless steel single drainer sink with Monobloc tap over and a four ring electric hob with oven/grille beneath and a stainless steel extractor canopy over. Under these are high gloss door fronts concealing storage cupboards, integrated dishwasher, integrated washing machine, fridge and freezer. Suspended eye level storage cupboards and a shelved pantry-style cupboard with the electric consumer unit and trip switches with drawers beneath. The kitchen is open plan to:

#### Living Room

This bright room has a feature wall with 'floating' shelves and television aerial point. Low voltage ceiling spotlights. Two radiators. Thermostat control for the central heating. Floor to ceiling picture windows and glazed door aspecting and accessing the rear garden. Turned, open tread stairs to:

#### First Floor Landing

Window to the front.

#### Bathroom

A recently installed white suite with chrome fittings comprising a panelled bath with mixer tap, shower head and full height tiling, vanity-style wash basin with cupboards beneath and a wide vanity shelf above and low flush WC with twin doors to a shelved cupboard above. Mirrored feature. Heated towel rail. Tiled floor to match tiled walls. Low voltage ceiling spotlights. Window to the front.

#### Principal Bedroom

Window to the rear. Floor to ceiling twin mirrored doors to a recessed wardrobe. Radiator.

#### En Suite Shower/WC

Corner shower cubicle, wash basin with cupboard under and a mirror/light above, low flush WC. Tiled walls and a ceramic tiled floor to match. Low voltage spotlights and extractor to the ceiling.

#### Bedroom 2

Windows to the rear. Radiator. Cupboard housing a pressurised hot water cylinder and the electric exchange unit for the heating, adjacent to which is a shelved linen cupboard.

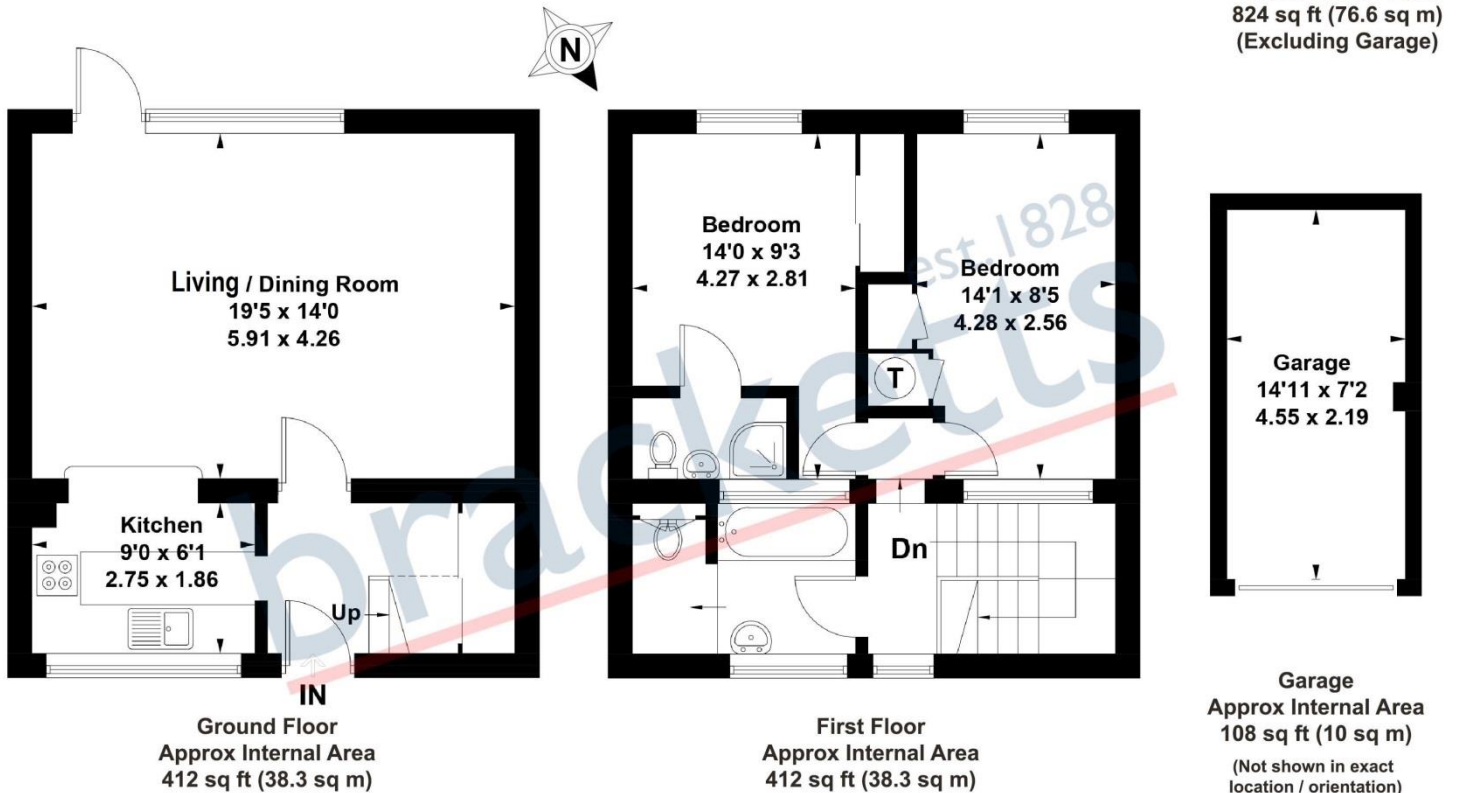
### OUTSIDE

We are advised by the owner that there is a **Single Garage** en bloc. To the **Front** the house there is an area of lawn and a flower border and to the **Rear** there is a full width paved seating area with outside power and light. From here, there are central steps to further paved areas and a sloping area of lawn which extends towards the rear boundary where there is closeboarded fencing, the flanks having established shrubs and bushes.

### ROUTE TO VIEW

From our office in the High Street proceed north over the mini-roundabout into Mount Pleasant Road. At the traffic lights turn left into Church Road and continue over the next set of traffic lights, passing through The Common, and take the slip road (on the right) to the junction with Mount Ephraim. Turn right onto Mount Ephraim and then left into Molyneux Park Road where Ashdown Close is the first significant turning on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F		23
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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