Essex Close, Tunbridge Wells

- 4 Bed Semi Detached Property
- Open Plan Living/Dining Area
- Accommodation Over 3 Storeys
- Low Maintenance Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

£425,000

www.woodandpilcher.co.uk
4 Essex Close, Tunbridge Wells, TN2 5RQ

DESCRIPTION: An especially spacious four bedroom semi detached town house arranged over three floors and with the benefits of low maintenance rear gardens and off road parking. As currently arranged the property enjoys three bedrooms and a family bathroom to the top floor, a contemporary kitchen and a large and light principal reception room on the first floor directly opening to the low maintenance rear gardens, and, at entrance level, a further bedroom, shower room and further space afforded by a part garage conversion.

LOCATION: The property is located on a pleasant residential cul de sac off of Broadmead in the well regarded Broadwater Down part of town. A peaceful residential area, it enjoys good access to both the town centre - most especially the Pantiles and old High Street - alongside having equally good access to roads running out of town towards the High Weald and South Coast. Tunbridge Wells itself enjoys excellent multiple shopping facilities at the Royal Victoria Place Shopping Centre and adjacent Calderley Road pedestrianized precinct, whilst having a further selection of independent retailers, restaurants and bars at Mount Pleasant, the old High Street, Chapel Place and the Pantiles. The town has two main line railway stations, both of which offer fast and frequent services to London termini and the south coast as well as a host of well regarded schools at primary, secondary, grammar and independent levels.

The accommodation is as follows: Access is via a partially glazed double glazed door to:

ENTRANCE PORCH: Tiled floor, areas of exposed brickwork, two opaque triple glazed panels returning to the front garden, wall mounted electrical consumer unit and meter boxes, partially glazed door to:

RECEPTION HALL: Carpet, window returning to the porch, stairs to the first floor, radiator and doors leading to a large under stairs cupboard with fitted shelves and a coat rail.

BEDROOM: Carpet, radiator, triple glazed window to front.

SHOWER ROOM: Vinyl floor, low level wc, radiator, pedestal wash hand basin with tiled splash back, corner shower cubicle with power shower over, extractor fan.

PART CONVERTED GARAGE: See Agents Note. Currently comprised of a snug with double glazed French doors and further windows to the front drive, radiator and carpet, television point, utility area with carpet and range of wall and base units, space for washing machine and free standing freezer, inset single bowl stainless steel sink with taps over and space for a tumble dryer.
FIRST FLOOR LANDING: Carpet, stairs to second floor, doors to:

KITCHEN: Tiled floor, range of wall and base units with a contemporary high gloss finish, space for a free standing fridge freezer, part tiled walls, triple glazed windows to front with a fitted blind, fitted electric cooker with inset four ring electric hob over and extractor fan above with glass splash back, integrated dishwasher.

LOUNGE/DINING ROOM: Carpet, two radiators and a bank of triple glazed windows to the front with attractive views, triple glazed French doors to the rear garden and a further panel of triple glazed windows to the rear, good space for a large table and chairs and good space for sofas and entertaining, television point, cornicing.

SECOND FLOOR LANDING: Carpet, loft access hatch, louvre doors housing the hot water cylinder, wall mounted boiler and further space with fitted shelves for storage, doors to:

FAMILY BATHROOM: Tiled floor, low level wc, feature sink with storage undernearth, panelled bath with mixer tap over and shower attachment, triple glazed window to front with fitted blind, feature radiator.

BEDROOM: Carpet, triple glazed window to the front with fitted blind, radiator, fitted cupboard with sliding doors and areas of fitted shelving and coat rail.

BEDROOM: Carpet, two triple glazed windows to the rear with fitted blinds, bank of mirror fronted fitted wardrobes, radiator.

BEDROOM: Carpet, radiator, triple glazed window to the front with fitted blind, door leading to a fitted cupboard with fitted coat rail and shelving.

OUTSIDE FRONT: Primarily set to grass with areas of mature shrubs and stepping stones leading to the pavement. Drive offering parking for two vehicles on a tandem basis.

REAR: Essentially low maintenance with good space for table, chairs and entertaining. Detached wooden shed and side steps leading down to a side gate with an external tap, steps leading up to a higher area set to grass with retaining wooden fencing and screening to the rear.

AGENTS NOTE: We are informed by the owners that the part conversion of the original garage void does not have the relevant building regulations approval. An indemnity policy is being offered by the sellers.

TENURE: Freehold.

VIEWING: By telephone appointment to Wood & Pilcher on 01892 511211.
Approx. Gross Internal Floor Area 1381 sq. ft / 128.30 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.