



**WOOD & PILCHER**



- Extended Bungalow
- Beautiful Kitchen/Dining Room
- Three Bedrooms
- Popular Location
- Private Rear Garden
- Energy Efficiency Rating: C

**Rydal Drive, Tunbridge Wells**

**£475,000**

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



## 21 Rydal Drive, Tunbridge Wells, TN4 9ST

This modern semi-detached bungalow offers great family accommodation in this ever popular location. The current owner has created an impressive open plan kitchen/dining area to the rear of the property with bi-fold doors on to the private southerly facing rear garden. There are three bedrooms, family bathroom and sitting room along with driveway and garage to the side.

### ENTRANCE:

Via part glazed entrance door into:

### HALLWAY:

Built in cupboard housing gas meter and electric consumer unit, two radiators, downlights, loft access with ladder, carpet.

### SITTING ROOM:

A good sized room with double glazed window to rear, radiator, carpet.

### BEDROOM:

A double bedroom with double glazed window to front with shutters, a good range of built in wardrobes, radiator, carpet.

### BEDROOM:

A double bedroom with double glazed windows to side and rear with shutters, radiator, carpet.

### BEDROOM:

A double bedroom with double glazed window to rear with shutters, built in cupboard housing wall mounted gas central heating boiler, downlights, radiator, carpet.

### BATHROOM:

A white suite comprising a p-shaped bath with shower over, glass screen, low level WC, pedestal wash hand basin, part tiling to walls, tiled flooring, heated towel rail, double glazed window to side, extractor fan, downlights.

### OPEN PLAN KITCHEN/DINING ROOM:

A fabulous space that offers additional living space with a bright outlook on to the rear garden. The kitchen comprises a range of contemporary white gloss wall, base and drawer units with complimentary quartz worktop with inset one and a half bowl sink with mixer tap. A range of built-in appliances including 'Bosch' double oven, 'Bosch' induction hob with extractor hood over, 'Bosch' microwave, dishwasher and washing machine. A space for large American style fridge/freezer, part tiling to walls, wood effect Amtico flooring, double glazed window to rear. The dining area has bi-fold doors and contemporary radiator.



**REAR GARDEN:**

A private garden with a lovely southerly aspect, paved patio and further raised patio to side, area of lawn, fencing to boundaries, trees and shrubs to border, gated side access to garage and driveway to front.

**FRONT GARDEN:**

A tiered garden with area of lawn and a good selection of trees and shrubs.

**GARAGE:**

A single garage with up and over door with light and power.

**DRIVEWAY:**

Providing off road parking to the front.

**SITUATION:**

Rydal Drive is a popular residential cul de sac in the western part of St Johns and particularly convenient to be within a few minutes walk of Rosehill Primary School. In addition to this school, there is a wider selection of well regarded secondary schools including Tunbridge Wells Boys and Girl Grammars and the Skinner School. The main town centre of Royal Tunbridge Wells is approximately 1 1/2 miles distance and offered an excellent range of shopping facilities at the Royal Victoria Shopping Mall and the Calverley Road precinct. A further selection of shops are available within the Old High School and historic Pantiles within the southern part of the town, a long with a selection of independent restaurants and cafes. There is a choice of stations at either Tunbridge Wells itself or High Brooms, each of which provide fast and frequent rail service to London & Hastings on the South Coast. Tunbridge Wells enjoys a number of recreational facilities which include the St Johns Sports and Indoor Tennis Centre, local parks, golf, rugby, tennis and cricket clubs along with easy access to nearby countryside.

**TENURE:**

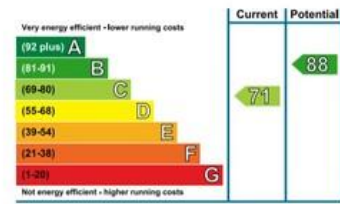
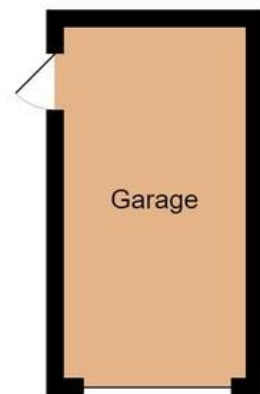
Freehold

**VIEWING:**

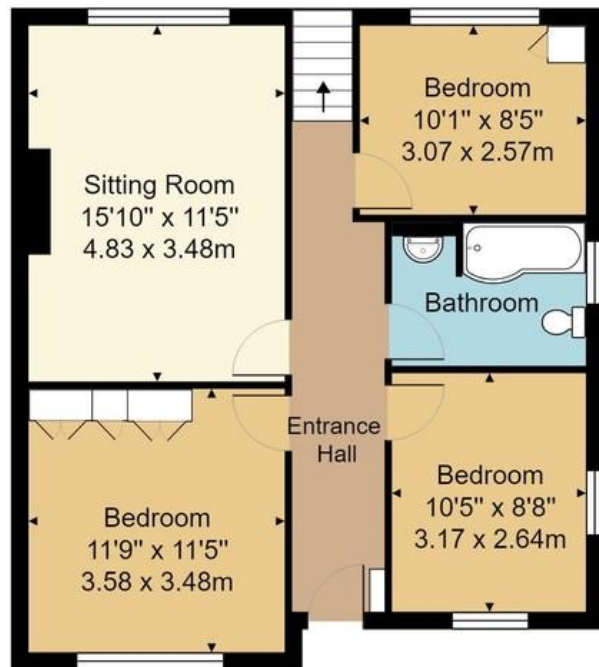
By telephone appointment to Wood & Pilcher on 01892 511211.







**Lower Ground Floor**



**Ground Floor**

**Bungalow Approx. Gross Internal Area 958 sq. ft / 89.0 sq. m**

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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