



WOOD & PILCHER



- Three Bedrooms
- Modern Kitchen
- Beautifully Presented
- Conservatory
- Garage
- Energy Efficiency Rating:C
- Triple Glazing

Woodland Close, Tunbridge Wells

GUIDE PRICE £340,000 - £360,000

woodandpilcher.co.uk

10 Woodland Close, Tunbridge Wells, TN4 9HL

Guide Price £340,000 - £360,000 Located in a quiet cul de sac location within walking distance of the main line train station, this three bedroom family home is presented to a high standard and comes with a garage en bloc.

This well presented three bedroom family home has been lovingly maintained by its current owners, benefiting from new carpets and has been recently redecorated. The light and airy entrance hall leads onto the modern kitchen and the large open plan living/ dining room to the rear of the property. This room enjoys two sets of patio doors, one directly onto the good sized garden and the other into the charming conservatory. Upstairs you will find three bedrooms and the modern family bathroom. The garden is on two levels with steps leading from the patio area to an area mainly laid to lawn with shrub borders. A garage en bloc is located close by to the property. We highly recommend an early internal inspection to fully appreciate this lovely family home.

ENTRANCE HALL:

Double glazed glass panelled front door, triple glazed window to front, wood effect flooring, radiator, stairs to first floor.

KITCHEN:

Fitted with a range of wall and base units with a granite work surface, sink and drainer with mixer tap, gas hob, electric cooker, space for fridge and separate freezer, space for washing machine, triple glazed window to front, partly tiled walls.

LOUNGE/DINER:

DINING AREA: Radiator, under stairs storage cupboard, triple glazed patio doors to conservatory. Archway to living area;

LIVING AREA: Electric flame effect fireplace with marble surround, radiator, triple glazed patio doors onto garden, triple glazed window to side.

CONSERVATORY:

Triple glazed windows, triple glazed french doors to garden, wood effect flooring, radiator.

LANDING:



Loft access

BEDROOM:

Triple glazed window to rear, radiator, fitted wardrobes.

BEDROOM:

Triple glazed window to rear, radiator.

BEDROOM:

Triple glazed window to front, radiator.

BATHROOM:

White suite comprising bath with over head shower attachment, WC, wash basin, fully tiled walls, heated towel rail, airing cupboard housing combi boiler. Frosted triple glazed window to front.

OUTSIDE:

FRONT: Area of lawn, pathway.

REAR: Patio area with steps leading to area of lawn with shrub borders and hedging.

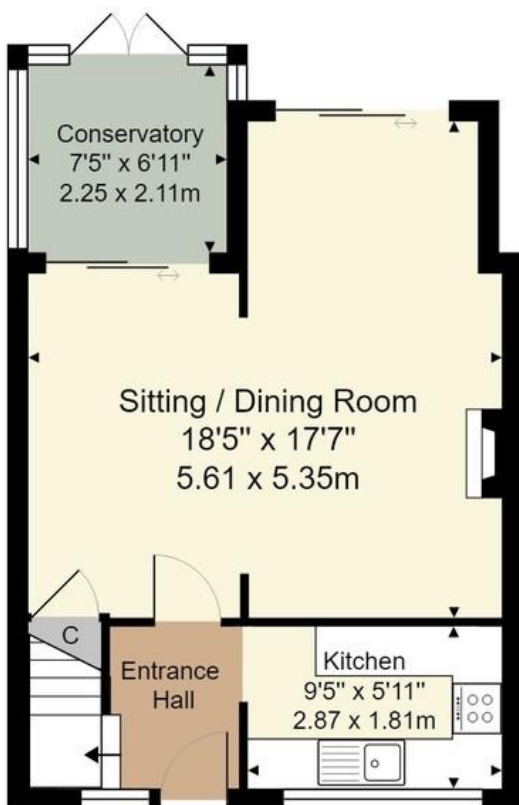
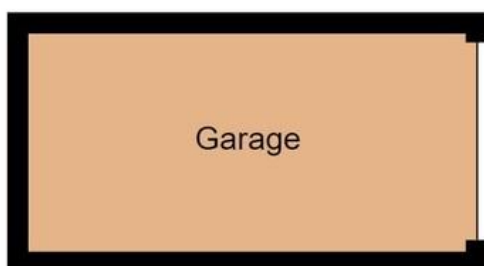
TENURE:

Leasehold - 946 years remaining.

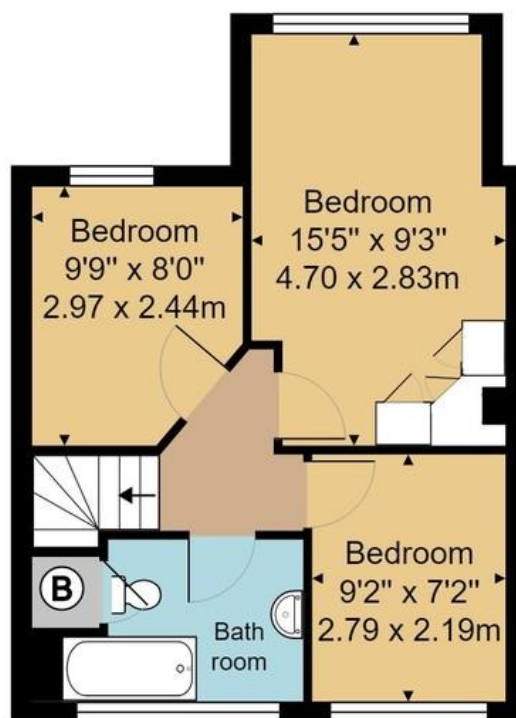
VIEWING:

By appointment Wood & Pilcher 01892 511311





Ground Floor



First Floor

House Approx. Gross Internal Area 828 sq. ft / 76.9 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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