1 Kingswood Close
Tunbridge Wells, Kent TN2 4XA

An excellent opportunity to purchase a light and spacious detached family house within easy walking distance of the central station, in a small private cul-de-sac of three other properties. Features include a large garden and potential for extension, subject to usual consents.

Central Hall, Cloakroom, Large Sitting Room, Family Room, Third Reception Room/Study, Kitchen/Breakfast Room, Utility Room, Master Bedroom with En-suite Dressing Room and En-suite Shower Room, 3 Further Double Bedrooms, Family Bathroom, Front Garden with Good Sized Drive, Double Garage, Side Access, Large Rear Garden, Visitor Parking in Private Cul-de-Sac

£850,000 Freehold No Forward Chain
Property Description

- A light and spacious detached family house in a little known private cul-de-sac within one mile of the mainline station.
- Excellent potential for extension if required.
- Light and spacious rooms, many enjoying double aspect outlooks.
- Quiet location away from traffic.
- Extensive lawned garden, plus good sized brick paved entertaining patio.
- A large light hall with cloakroom, window to side and staircase gives access to all principal rooms. These include:
- Large double aspect sitting room with patio doors to the rear garden, feature parquet floor and raised hearth with fireplace.
- Third reception/study with window overlooking the rear garden.
- Good sized family room, also enjoying a double aspect outlook with access out to the rear garden.
- Fully fitted kitchen/breakfast room, appliances include dishwasher, integrated fridge and freezer, oven with ceramic hob and extractor above, good range of cupboards and drawers and tiled floor.
- The utility room continues through to a good sized utility room having a dual aspect with window to side and door out to garden, further cupboards and drawers, stainless steel sink, secondary door, plumbing for washing machine and door to an integral double garage.
- Open tread and turned staircase with window to front leads to a spacious landing.

Outside

- One of the features of the property is its setting and large garden. Access to a full width paved patio from the family room and sitting room. From here the garden is laid mostly to lawn with a raised terrace to enjoy the late afternoon sun.
- To the right side of the house there is an attached potting shed/greenhouse, plus useful area to the left side of the house, accessed from the utility room, which is paved with an access gate to the front. Outside tap and lighting and garden shed.
- To the front of the property there is a good sized drive, double garage, lawns and path to the front door.
- Double garage with connecting door to the utility room. Ramp to roll-up door to the front, power and light connected. Gas and electric meters and circuit breaker.

Situation

- Small and exclusive private cul-de-sac with three other properties off Kingswood Road.
- Walking distance of the town centre, central station (0.9 miles) and schools (grammars 1.6 miles).
- Short walk to Dunorlan Park, one of the finest parks in the area, with 78 acres of beautiful landscaped grounds with a 6 acre lake, natural chalky boulder spring, many hidden follies and delightful walks.

Practicalities

- Tunbridge Wells Borough Council Tax Band G.
- Double glazed windows.

Directions

From our offices, proceed to the small roundabout and continue straight over up Grove Hill Road. Bear left at the top and at the traffic lights turn right into Batall Road. Go past Butter Close and take the next turning left into Kingswood Road, then left again into Kingswood Close, where No.1 will be found on the left.

Viewing

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