

# 6 Ashdown Close, Tunbridge Wells









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*Perfectly Positioned 2-Bedroom House*

## **Accommodation Summary**

- Mid terrace house
- Spacious living/dining room with garden views
  - 2 double bedrooms
  - Stylish kitchen
  - Modern bathroom
  - Garage
- Peaceful and private garden
- 0.6 miles from Tunbridge Wells Station
  - No onward chain



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On a quiet cul de sac off Molyneux Park Road, this immaculate home's location presents a perfect dynamic of excellent schools, superb transport links and a stunning leafy green back drop.

A neat lawn fronts the house with stone steps leading you down to its opaque glazed front door which floods the hallway with light. This home's crisp neutral décor gives a stylish and contemporary feel to this charming two-bedroom home.

As you step into the hallway, its open tread staircase increasing the feel of space, you can see right through to the glorious garden at the rear through an expanse of glass.

First on your right is the well-designed kitchen with honey coloured units and plenty of contrasting worktop space with a sink placed under the window letting you wash up under the stars. There is space and plumbing for a washing machine and fridge and an integrated oven completes the room which looks out over the neat front garden.

At the rear, the bright sitting room/dining room is flooded with light from its French doors bringing views of the beautiful garden in. It is a substantial space that stretches the width of the house with plenty of room for separate zones for relaxing, dining and entertaining in.

Climbing the stairs to the first floor there are two restful double bedrooms which sit side by side, their wooden flooring dappled with light from windows with rear green garden views whilst additional front high-level windows brighten the rooms further. Both rooms benefit from fitted wardrobes.

A modern bathroom with a shower over the bath and an airing cupboard with shelving to warm linen completes the floor.

The stunning garden is a green and peaceful oasis. It is an impressive size and particularly well landscaped with graduating tiers of stone terracing and lawn with mature shrubs and trees stretching up to the end of the garden. It offers privacy with tree top views and is beautifully presented making it perfect for entertaining in the warmer months.

This home is a real gem offering the best of both worlds, a central location in a peaceful and leafy setting. A must see!







Opaque part glazed front entrance door which opens to:

Entrance hall, which has a built in under stairs storage cupboard, wall hung electric heater and doors to:

**Kitchen:** 9' x 6'2" Double glazed front aspect window, integrated Bosch electric oven with 4 ring induction hob and extractor above, 1 ½ bowl stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and fridge/freezer. The kitchen has plenty of worktop space, a selection of eye and base level units, tiled walls, tiled flooring and under plinth electric room heater.

**Sitting/Dining Room:** 19'5 x 13'11" Double glazed French doors leading onto the terrace and garden with additional rear aspect double glazed windows to the top and sides creating a light and airy space and wall hung electric heaters.

Stairs up to first floor landing with front aspect opaque double glazed window, wall hung electric heater and doors to:

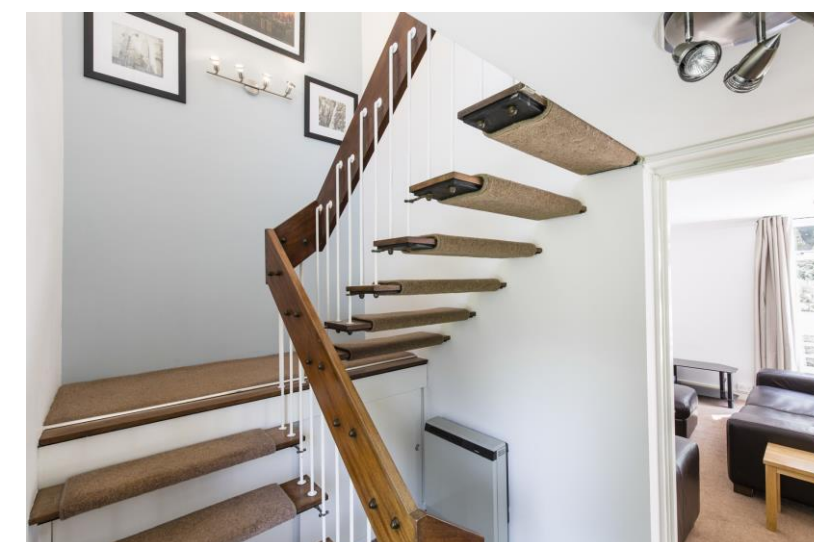
**Bedroom 1:** 13'11 x 9'3" Double glazed rear aspect window with views of the garden, high level front aspect double glazed windows with fitted blinds, wall hung electric heater, wooden flooring and soft close fitted wardrobe with hanging rails and shelving.

**Bedroom 2:** 13'11 x 8'5" Double glazed rear aspect window with views of the garden, high level front aspect double glazed windows with fitted blinds, wall hung electric heater, wooden flooring and soft close fitted wardrobe with hanging rails and shelving.

**Bathroom:** Opaque double glazed front aspect window, panel enclosed bath with wall mounted shower over, vanity unit with wash basin over and cupboard under, low level WC, heated towel rail, tiled walls and flooring, airing cupboard with shelving housing pressurised hot water storage heater and wall hung electric fan heater.

**Outside:** To the front is an area of lawn with stone steps to the side leading down to the entrance. At the rear the large garden is laid mainly to lawn on different levels stretching to approximately 100ft with mature shrubs, trees, paved terraced area and wooden shed.

**Garage:** 14'4 x 7'1" with front road access.





GROUND FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)

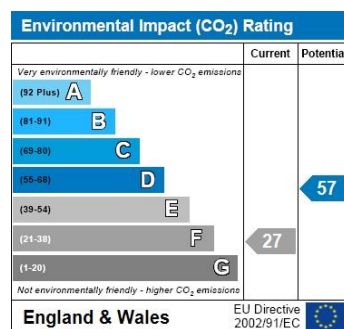
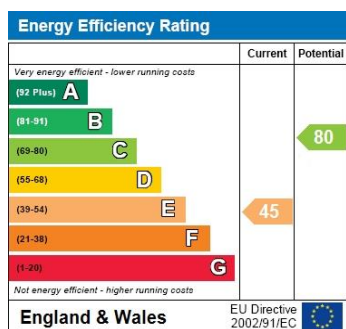


1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 102 SQ.FT.  
(9.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.7 SQ.M.)







**General:**

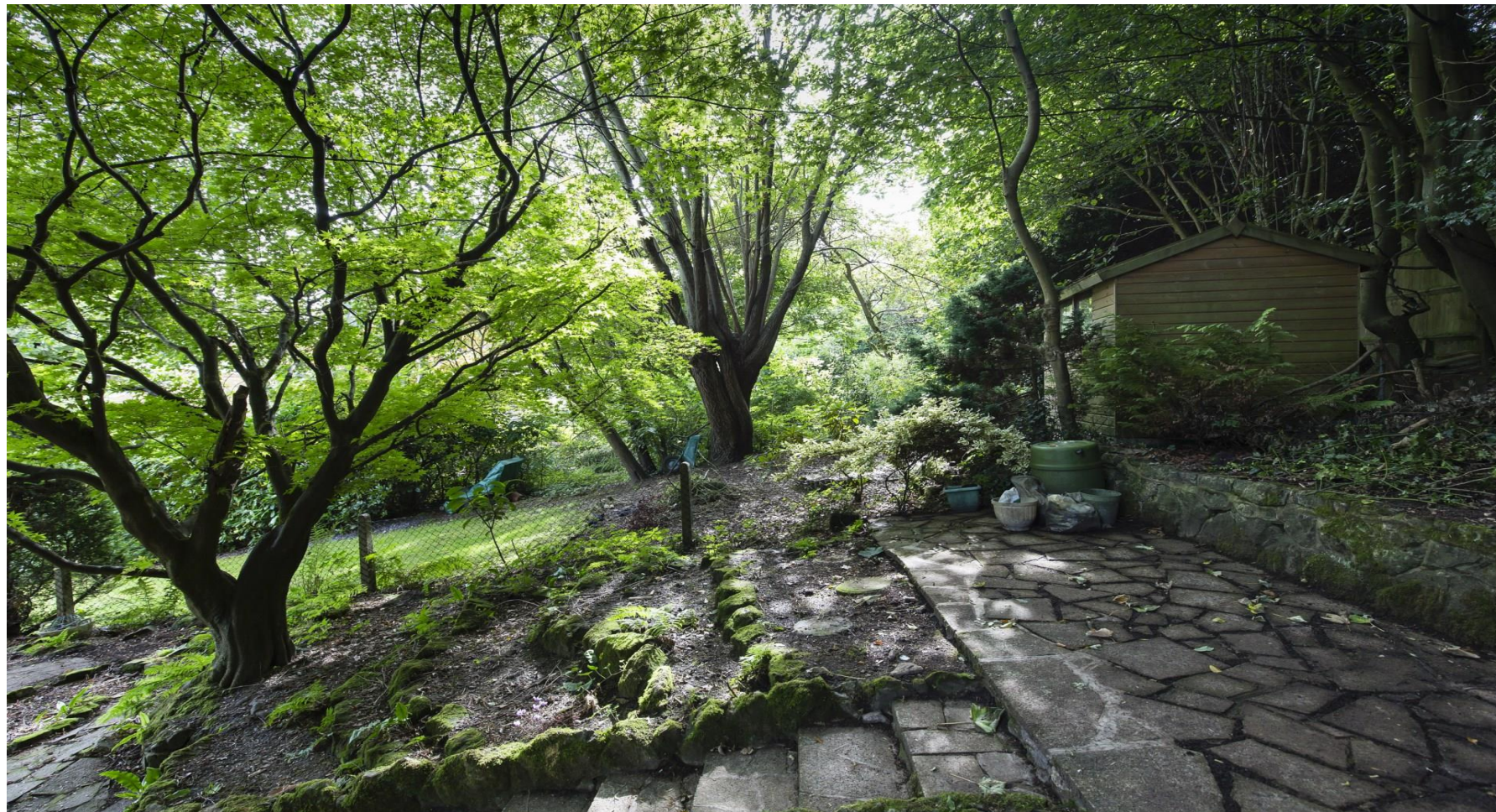
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,449)

EPC: E (45)

Heating: This home benefits from an efficient electric heating and water system which is assisted by modern wall mounted electric storage heaters.



**AREA INFORMATION:** Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



