

2 Hardinge Avenue, Tunbridge Wells





2 Hardinge Avenue, Tunbridge Wells TN4 0TU

Bright and Stylish Detached 5-Bedroom Family Home

Accommodation Summary

- Extensively modernised detached house
 - 5 bedrooms, 3 en-suite
 - 3 reception rooms
 - Kitchen/dining room
 - Separate utility room
 - Modern bathroom
 - Large rear garden
 - Off street parking
- Sought after village location
- Planning approval for erection of a single storey rear extension



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Perched at the top of a smart block brick driveway and set on a quiet cul de sac, this wonderful detached home has been designed to ensure that all your modern family needs are met.

A contemporary exterior of clean lines and smooth render extends into the house, the entrance door opening into a light and spacious reception hallway with a useful guest cloakroom.

First on the left is the home office which, whether you work from home, have a hobby or need an area for life admin, is the perfect space.

Opposite is the stylish and sleek living room which is flooded with natural light from its large front window. There is plenty of room for large sofas and a focal fireplace can add warmth in the colder months. Dark stained wooden effect flooring contrasts beautifully with the contemporary pale grey walls and stretches seamlessly into the dining room behind.

The incredible open plan kitchen/dining room delivers wonderful cooking facilities with plenty of cabinets providing ample storage space top and bottom. The large window above the sink brings views of the garden in enabling you to watch the kids play as you wash up. For family and entertaining, there is tons of space for both dining and living. Glazed sliding doors lead out onto the garden with an expanse of lawn and a wooden shed at the rear. The paved terrace area conveniently placed outside the kitchen make it perfect for evening entertainment.

A separate spacious utility room with space and plumbing for appliances and room for coats and muddy boots keeps the kitchen clutter free.

The family room behind has useful garden access and plenty of room for kids to play or a quiet space to relax in away from the hustle and bustle of family life.

The first floor boasts five great bedrooms, four of which are doubles and three benefit from modern en-suites. A large contemporary family bathroom completes the first floor.

There is planning approval for a erection of a single storey rear extension, new door and replacement window to side (west) elevation. Planning application reference No:18/01697/FULL

Each room of this fantastically designed home has been well thought out and sensitively planned for modern family life. Also, its location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop. An absolute must see!

Steps up to entrance door, which opens to:

Entrance hall which has a wooden effect laminate floor, opaque front and side aspect windows, under stairs storage cupboard, radiator and doors to:

Cloakroom: low level WC, tiled floor, wall hung wash hand basin with mixer tap over and radiator.





Study: 8'2 x 7'11" front aspect double glazed window, fitted wall shelving, fitted cupboard housing the fuse box with shelving under and radiator.

Living Room: 19'1 x 11'7" front aspect double glazed window with views of the street, wooden effect laminate flooring, open fireplace with granite hearth and painted wooden mantle and radiator.

Dining Room: 10'9 x 9'6" rear aspect double glazed sliding doors leading into the garden, wooden effect laminate flooring and radiator. There is plenty of space for a table and chairs and opening into:

Kitchen: 12'4 x 9'6" rear aspect double glazed window, integrated Baumatic dishwasher, space for fridge/freezer, space for range oven, stainless steel extractor hood, space for range oven, stainless steel 1 ½ bowl sink with drainer, wooden effect laminate flooring and part tiled walls. The kitchen has plenty of worktop space and a good selection of white eye and base level units with an archway with pantry cupboard and opening into:

Family Room: 11'8 x 8'2" rear aspect double glazed window and part glazed door giving garden access, wooden effect laminate flooring and radiator.



Utility Room: side aspect opaque double glazed window, space and plumbing for appliances, fitted wall shelving unit and space for coats and shoes.

Stairs up to first floor landing with doors to:

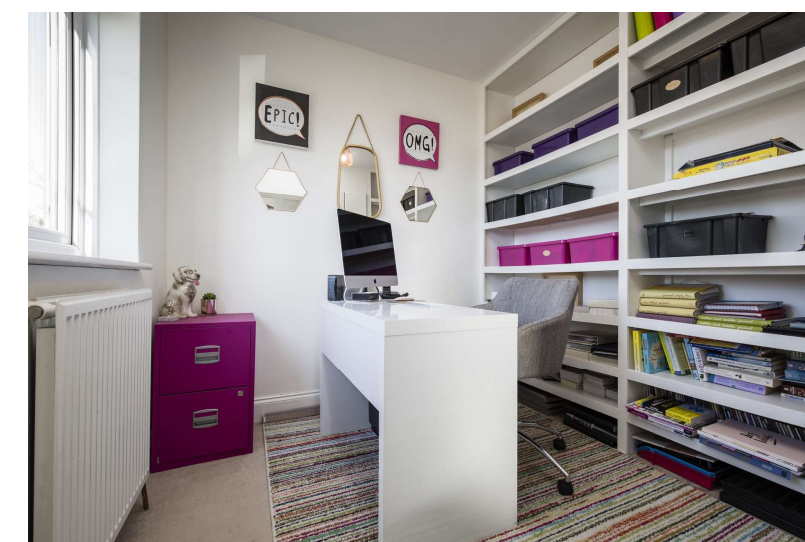
Bedroom 2: 15'3 x 8'2" front aspect double glazed window with views of the driveway and street, radiator and door to:

En-suite: corner shower cubicle with wall mounted shower attachment, low level WC, wall mounted wash hand basin with mixer tap over, heated towel rail and tiled flooring.

Bedroom 5: 8'2 x 6'1" rear aspect double glazed window with views of the rear garden and radiator.

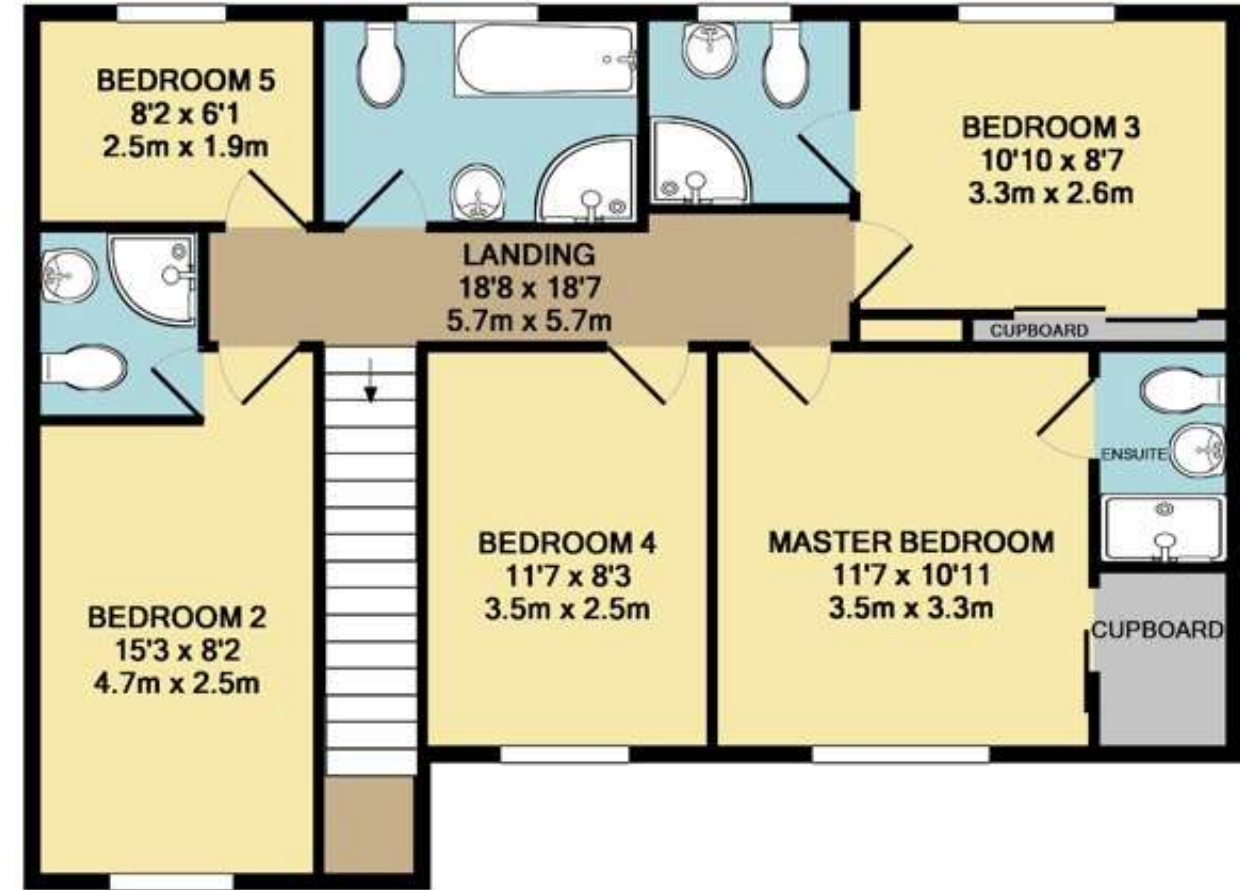
Bathroom: rear aspect double glazed opaque window, panel enclosed bath, pedestal wash hand basin, low level WC, corner shower cubicle with wall mounted shower attachment, part tiled walls, tiled flooring and radiator.

Bedroom 4: 11'7 x 8'3" front aspect double glazed window overlooking the driveway and street beyond and radiator.



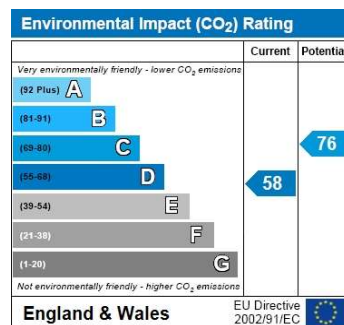
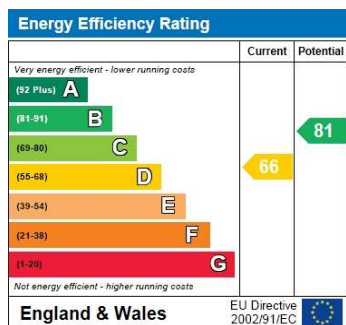


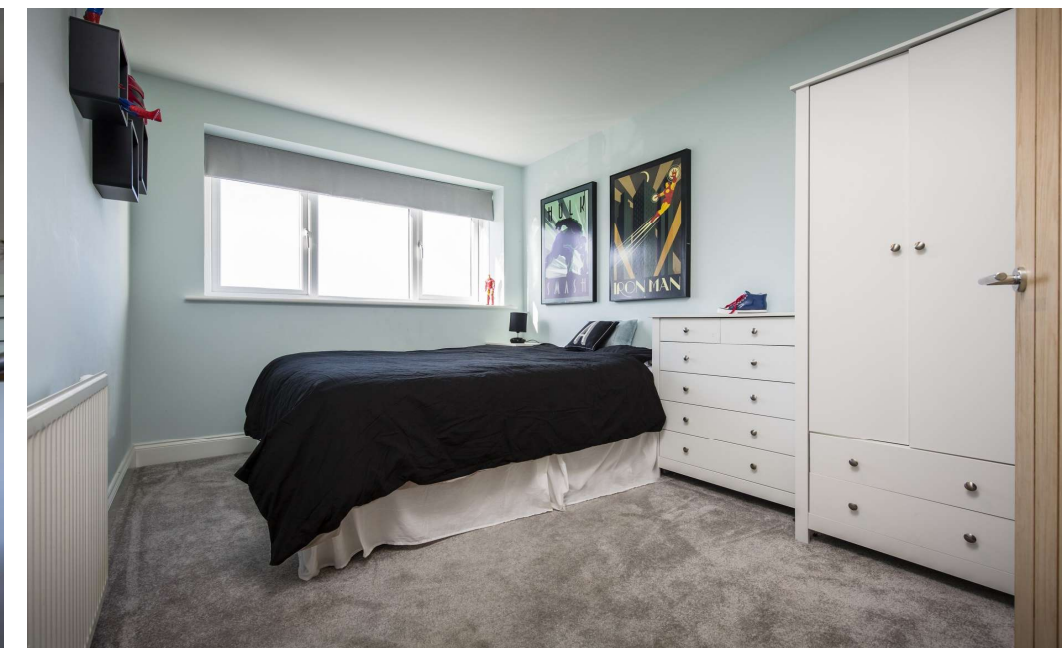
GROUND FLOOR
APPROX. FLOOR
AREA 780 SQ.FT.
(72.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 765 SQ.FT.
(71.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1545 SQ.FT. (143.5 SQ.M.)
Made with Metropix ©2018





Master/Bedroom 1: 11' 7 x 10' 11" front aspect double glazed window overlooking the driveway and street beyond, mirrored sliding door walk in double wardrobe with hanging rails and shelving, radiator and door to:

En-suite: walk in shower cubicle with wall mounted shower attachment, low level WC, wall mounted slimline vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail and tiled flooring.

Bedroom 3: 10' 10 x 8' 7" rear aspect double glazed window overlooking the garden, wall of fitted wardrobes with mirrored sliding doors and internal shelving and hanging rails, radiator and door to:

En-suite: corner shower cubicle with wall mounted shower attachment, low level WC, wall mounted slimline vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail and tiled flooring.

Outside: To the front of the property is a low brick front perimeter wall with shingle and planting behind with an open access block brick paved space providing off street parking for up to 4 cars. There is perimeter fencing with mature shrubs and trees at each side. Wooden gates either side of the property provide rear garden access. To the rear is a garden laid mainly to lawn with a paved terrace area directly behind the kitchen/dining room. There is mature hedging, trees, plants, shrubs and flowers at all boundaries with some wire and wooden fencing making the garden secure and enclosed. There is a wooden shed at the top of the rear garden - it is 14' x 10', which makes it larger than most old type garages, in terms of storage capacity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,354) / EPC: D (66)



