

1 Ashdown Close, Tunbridge Wells





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Private and Peaceful 2-Bedroom House

Accommodation Summary

- End of terrace house
 - 2 double bedrooms
- Spacious living/dining room
 - Stylish kitchen
- Conservatory/utility room
 - Modern bathroom
- Garage and off street driveway
- Garden with large garden studio
- 0.6 miles from Tunbridge Wells Station
 - Development potential



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Perfectly positioned a stone's throw from the town centre and station, this bright and welcoming home is tucked away on its quiet leafy cul-de-sac offering you the best of both worlds.

A wide gravelled off street driveway for up to 4 cars sits at the top of the house's plot, with a paved side pathway and a lush green lawn sloping downwards to the property's front door.

Entering a neat hallway, with plenty of space for coats and shoes, the stylish kitchen is first on your left. With views of the front garden, it is well designed with natural tiled flooring contrasting beautifully with cream cabinets and wooden effect worktops. There is an integrated oven with a 4-ring hob and extractor hood over and space for a dishwasher and fridge/freezer.

Returning to the hallway and to the rear is the wide living/dining room which is flooded with light from the glazed conservatory behind. It is a welcoming space with the dimensions of the living space and a change of flooring cleverly defining a dining and seating area with ample room for a deep sofa and a large dining table and chairs.

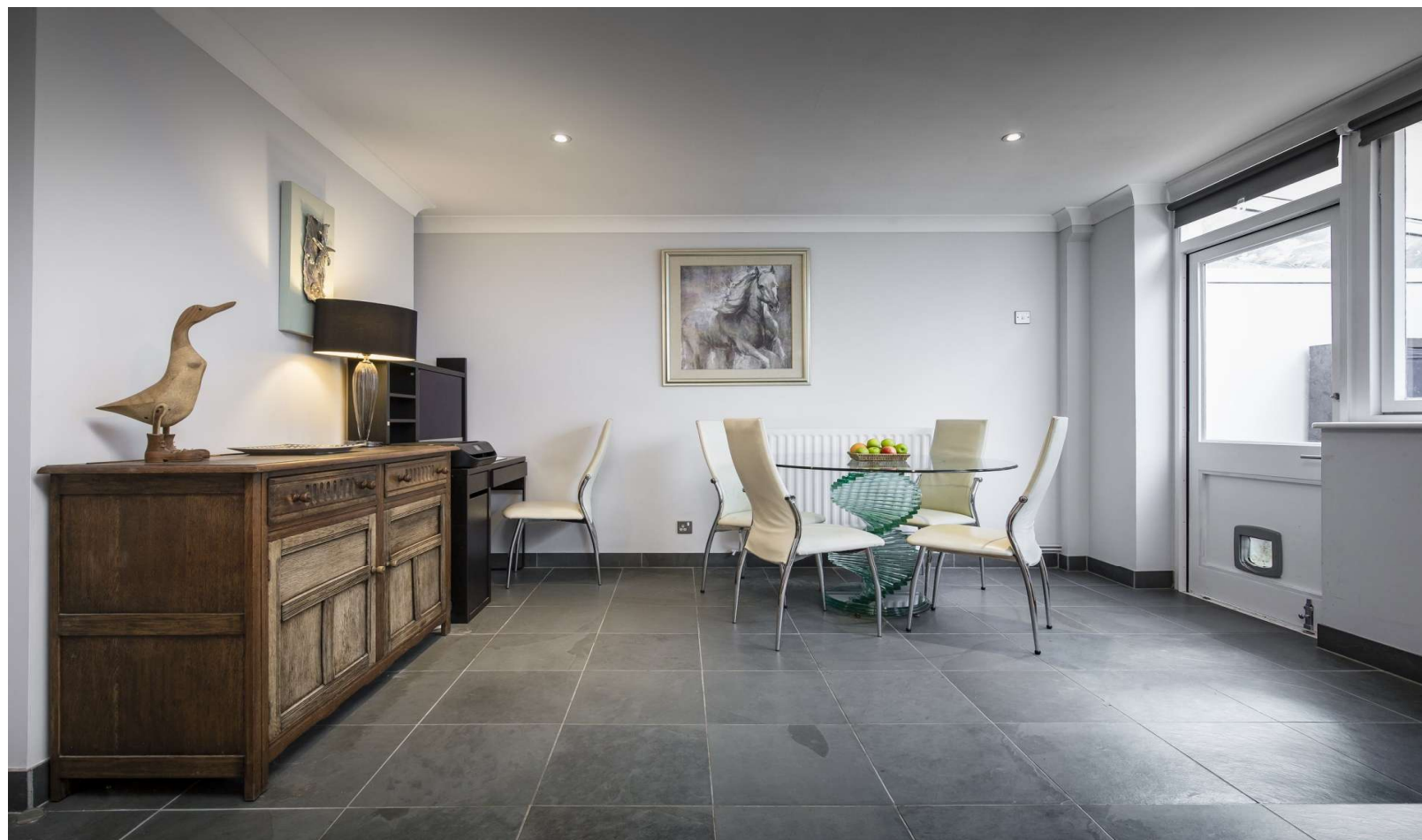
A part glazed door to the rear of the dining area leads into the conservatory/utility room with its wrap around windows bringing the lush green views of the garden in. It is a versatile space, perfect for muddy boots and paws, with a wall of units, a further sink and space and plumbing for extra appliances.

Climbing the stairs to the first floor a split landing takes you into the modern bathroom at the front. Its contemporary natural tones with modern fittings gives a tranquil spa like feel with a separate walk in shower cubicle.

Opposite are two restful double bedrooms that sit side by side with long windows offering wonderful green garden views for a central location.

The stunning garden is an impressive size and particularly well landscaped with a paved terrace at the rear of the house, perfect for summer entertaining. A large lawn slopes upwards to the rear where a decked terrace fronts a part glazed/part wooden garden studio that blends beautifully into its leafy setting. The garden is safely enclosed by mature shrubs and trees stretching up to the end of the garden while a close boarded fence to the right provides a gated access onto Bogey Lane behind. It offers privacy with tree top views, is beautifully presented and has the benefit to be able to extend to the side, subject to planning consents.

This home is a real gem offering the best of both worlds, a central location in a peaceful and leafy setting with an opportunity to extend. It is an exciting prospect for first time buyers, investors, professionals and families alike.





Front entrance door which opens to:

Entrance hall, with tiled flooring, space for coats and open under stairs recess for storage and doors into:

Kitchen: 8' 10 x 8' 9 front aspect double glazed window, integrated electric oven, 4 ring electric hob with extractor hood above, space and plumbing for dishwasher, stainless steel sink with mixer tap and drainer and space for fridge/freezer. The kitchen has plenty of wooden effect worktop space, a selection of cream eye and base level units, tiled flooring, a cupboard housing the fuse box and a part glazed door into the hallway.

Living/Dining Room: 19' 1 x 9 rear aspect internal double glazed windows, a mix of wooden effect laminate and tiled flooring, radiator and rear aspect part glazed door into:

Conservatory/Utility Room: 17' 6 x 7' 10 rear and side aspect double glazed windows, eye and base level units, space and plumbing for appliances, stainless steel sink with mixer tap and drainer, paved flooring and two rear aspect glazed doors giving access to the garden.

Stairs up to first floor landing with front aspect opaque double glazed window, radiator and doors into:

Bathroom: front aspect opaque double glazed window, panel enclosed bath, vanity unit with double wash hand basin with mixer tap over and cupboard under, concealed cistern WC, heated towel rail, part tiled walls

and tiled flooring and walk in part glazed part tiled shower cubicle with wall mounted Aqualisa shower attachment.

Bedroom 1: 13' 10 x 9' 9 rear aspect double glazed window with views of the garden, high level front aspect double glazed opaque windows, fitted cupboard housing water cylinder and radiator.

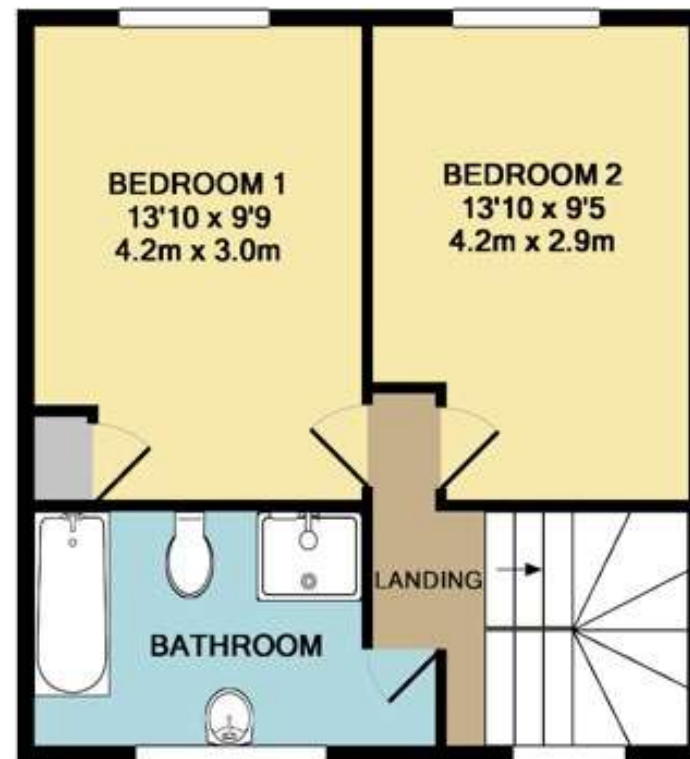
Bedroom 2: 13' 10 x 9' 5 rear aspect double glazed window with views of the garden, high level front aspect double glazed opaque windows and radiator.

Outside: A gravelled off street driveway with parking of up to 4 cars sits at the top of the front garden which is laid mainly to lawn which slopes down to the front door, with some perimeter mature shrubs, close boarded perimeter fencing and shared paved steps on the left winding down to the front of the house. A wooden gate to the right of the property provides access to the rear garden with a large paved side return behind housing the oil tank and providing plenty of space for storage. The garden which is mainly laid to lawn, gradually sloping down to a decked area at the rear with a part glazed/part wooden garden studio. A paved terrace sits behind the house and the left perimeter is enclosed by high mature plants, hedging and trees and the right perimeter by close boarded fencing with a wooden gate providing access to Bogey Lane behind.

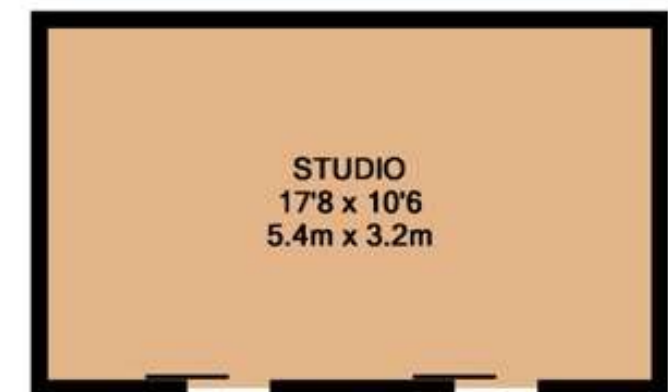
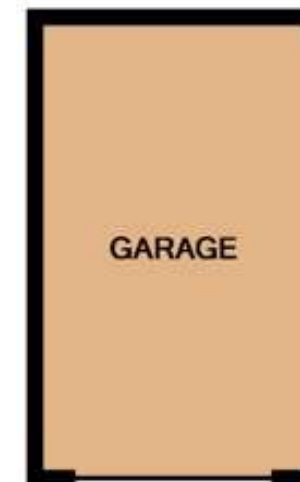




GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR



TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.9 SQ.M.)
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Garden Studio: 17'8 x 10'6 with electricity, lighting and Wi-Fi connectivity.

Garage: with front road access.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,519.00)

EPC: E (47)

Heating: This home benefits from highly efficient oil-fired central heating.

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.



