

17 Sandhurst Park, Tunbridge Wells





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Smart 4-Bedroom House in Prime Location

Accommodation Summary

- Town house
- 4 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - Integral garage
- South facing garden
 - Driveway
- Walking distance of mainline station



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This fabulous home is set back from its residential road by a neat block brick driveway with parking for two cars, a garage sat neatly to the side of the entrance door.

The entrance hallway, with a guest cloakroom and useful utility cupboard, is bright with light flooding through its glazed entrance door.

Straight ahead is the dining room, conveniently placed next to the kitchen, offering leafy garden views as you dine.

Next door the well-designed kitchen has an abundance of sleek cupboards top and bottom, counter space and an integrated double oven with grill. A breakfast bar overhang next to the window is the perfect space to enjoy your morning coffee.

Climbing the stairs to the first floor to the rear is the spacious living room which is wonderfully bright with glorious garden views. There is plenty of room for large family sofas making the space perfect for family living and entertaining.

Along the landing to the front the principle bedroom, with two fitted wardrobes, is beautifully presented, spacious and light. There is a large en-suite with shower over the bath.

A further flight of stairs to the second floor takes you to three further bedrooms, two of which are generous doubles. A stylish tiled bathroom with corner bath completes the floor.

Outside the sunny garden is laid mainly to lawn with a decked terrace for alfresco dining at the rear of the house. Neat hedging safely encloses the space for children and pets and there is a shed for storage at the rear. It has a beautiful treetop backdrop and a gate for front street access.

This family friendly home is a short walk from first class schools, shopping facilities and the mainline station making it perfect for families with professional needs. A must see!





Opaque glazed entrance door, which opens into:

Entrance Hall: wooden effect flooring, space for coats, cupboard housing the boiler with space for storage, under stair storage cupboard and doors opening into:

Cloakroom: wooden effect flooring, low level WC, pedestal wash hand basin, radiator and extractor fan.

Utility Cupboard: space and plumbing for appliances, shelving and wooden effect flooring.

Dining Room: 10'11 x 11'4 rear aspect double glazed window, rear aspect glazed door opening into the garden, radiator and door opening into:

Kitchen: 6'11 x 11'5 rear aspect double glazed window, stainless steel sink with drainer and mixer tap over, fitted double oven with grill in tall housing unit, 4 ring gas hob, extractor fan, space for fridge/freezer, wooden effect flooring, tiled splash backs and radiator. The kitchen has plenty of wooden effect worktop space, a breakfast bar overhang with space for one bar stool and a good selection of eye and base level units.

Stairs up to first floor landing with radiator in decorative cover and doors opening into:

Living Room: 17'6 x 11'11 rear aspect double glazed windows and radiators.

Bedroom 1: 9'5 x 13'9 front aspect double glazed window, fitted wardrobes with integral hanging rails, radiator and door opening into:

En-suite: front aspect opaque double glazed window, panel enclosed shower bath with mixer tap and wall mounted shower attachment, folding glass shower screen, heated towel rail, tiled walls, low level WC and vanity unit with wash hand basin over and cupboards under.

Stairs up to second floor landing with glazed roof light and doors opening into:

Bedroom 2: 10x 12'2 rear aspect double glazed window, fitted wardrobe with hanging rail and radiator.

Bedroom 3: 10'1 x 12 front aspect double glazed window, fitted wardrobe with hanging rail and radiator.

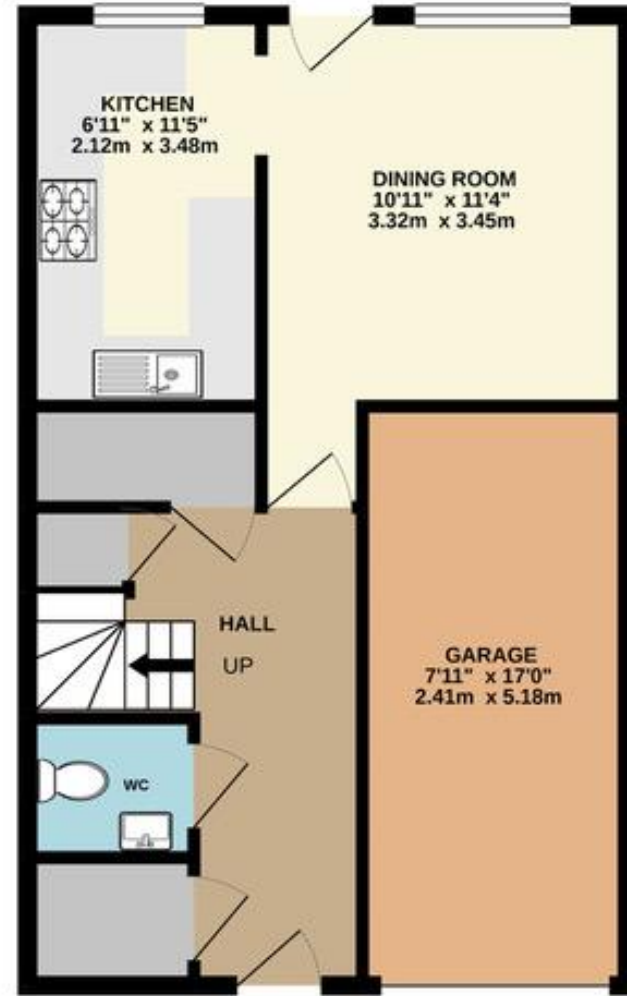
Bedroom 4: 8 x 12'2 rear aspect double glazed window, fitted wardrobe with hanging rail and radiator.

Bathroom: front aspect opaque double glazed window, tiled panel enclosed corner bath with mixer tap and hand held shower attachment, tiled vanity unit with cupboard under and wash hand basin with mixer tap over, low level WC, tiled walls, wall storage cupboard and radiator.

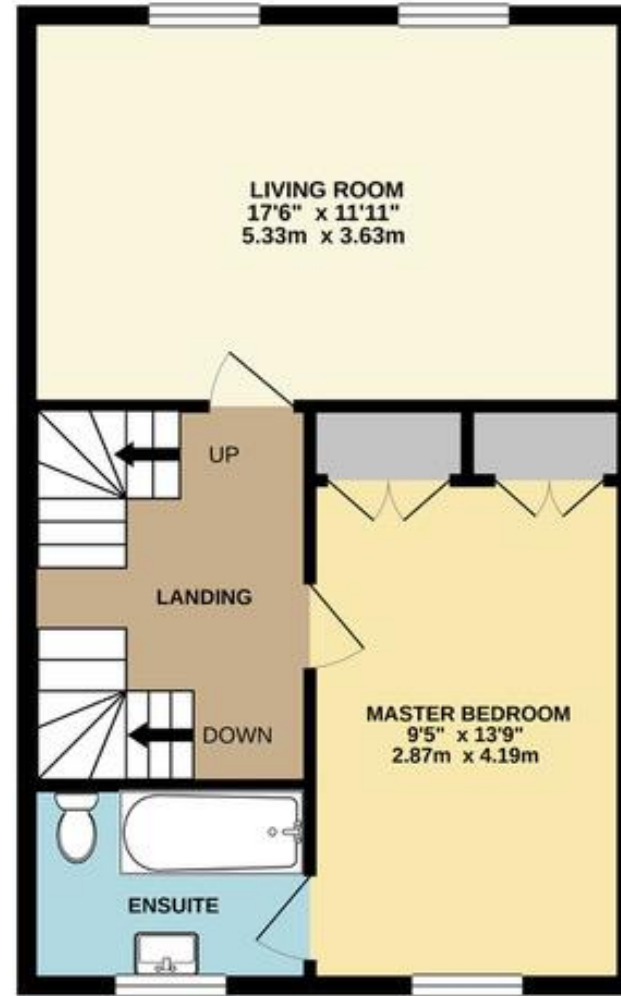
Outside: The house is approached via a block brick driveway with parking for two cars with an area of lawn with a large shrub to the side. To the rear is a decked terrace at the rear of the house, an area of lawn, a paved pathway to the rear where there is a wooden shed and gate providing street access. There is hedging at all perimeters.



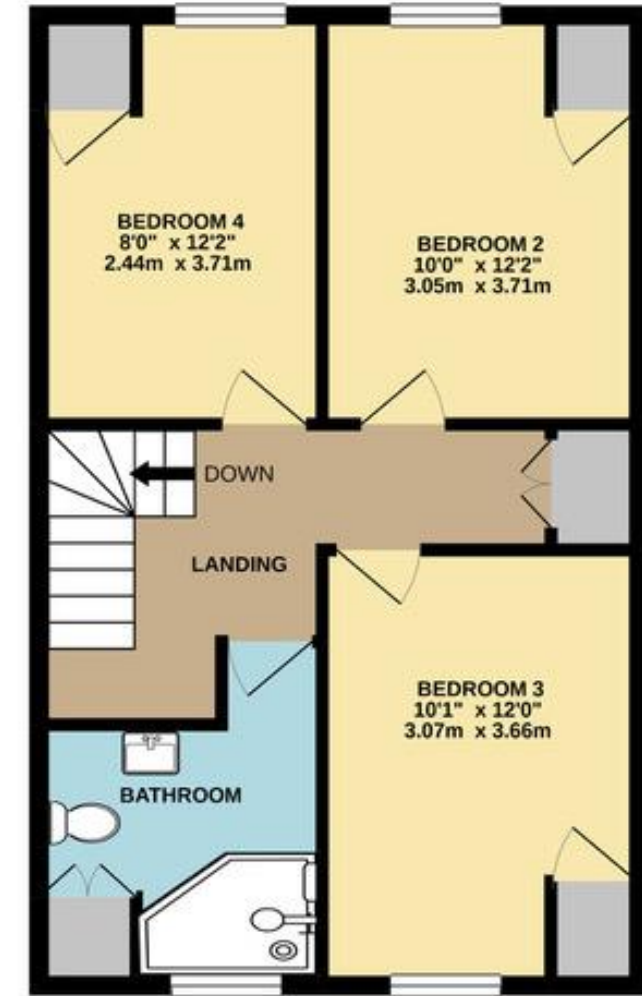
GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.




2ND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		72	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		69
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Garage: 7'11 x 17 front aspect up and over door, lighting, electricity and water tap.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,293.00) / EPC: C (72)

Area Information: Tunbridge Wells, Kent

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. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M& S Home and John Lewis. Excellent local primary schools such as St James, St Matthew's and St John's Primary Schools 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. There is also the Knights Park Leisure Centre close by with a cinema, gym and bowling alley in its complex. With its two stations, High Brooms which is only 0.5 miles from the house and Tunbridge Wells, 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.



