

69 Green Way, Tunbridge Wells





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Smart 3-Bedroom House in Popular Location

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living/dining room
 - Kitchen
 - Bathroom
 - South west facing garden
- Off road driveway with space for 3 vehicles
 - Large garage
- Close to mainline station and good schools
 - Chain free



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This fabulous home is a short walk from local shops, excellent schools, superb transport links and open green spaces.

It is set back from the road by a neat lawn and a block brick driveway with parking for several cars. There is a further driveway to the side which leads to the detached garage, further parking spaces and the rear garden.

It has a smart part hung tile exterior and large windows, which flood the house with light.

A covered entrance door opens into a bright entrance hallway, with an under stair cupboard to keep the space clutter free.

On your left is the spacious living room, its warm wooden flooring contrasting beautifully with the neutral walls. There is lots of room for large sofas and a stone encased chimney breast with gas effect fire adds character and warmth in the colder months.

The living room opens into the dining room making the space flow seamlessly with a continuation of its immaculate wooden flooring and garden views as you dine.

Conveniently placed next door is the well-designed kitchen with a range of eye and base level cupboards, space for appliances and a rear entrance door for easy access into the garden.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, which all have large windows bringing in lots of natural light.

The bathroom with its corner bath completes the floor.

Outside to the rear is a block brick terrace, perfect for summer entertaining, an area of lawn, stocked flower beds and a greenhouse which sits to the side of the garage. It benefits from front street access and additional parking spaces and with one side screened by high mature hedging, it would be easy to enclose the other side, to make the space child and pet friendly.

This home's light and space make it perfect for modern family living but there is also scope, subject to planning consents, to extend and remodel the property. A must see!





Covered part opaque glazed entrance door which opens into:

Entrance Hallway: front aspect full height opaque window, wooden effect flooring, radiator, under stair storage cupboard housing the boiler and doors opening into:

Living Room: 11'4 x 15'8 front aspect window overlooking the street, stone chimney breast with inset gas effect fireplace, wooden effect flooring, radiators and opening into:

Dining Room: 8'7 x 10'3 rear aspect double glazed window, rear aspect French windows, wooden effect flooring, radiator and door opening into:

Kitchen: 9'1 x 10'3 rear aspect window with secondary glazing, rear aspect opaque glazed door opening into the garden, range of eye and base level wooden units, work tops, space for oven, pull out extractor hood, space for fridge/freezer, stainless steel bowl sink with mixer tap and drainer, space and plumbing for washing machine, tiled splashback and tiled flooring.

Stairs up to first floor landing with side aspect window with secondary glazing, fitted storage cupboard housing the water cylinder with shelving for linen and doors opening into:

Bedroom 1: 11'4 x 13'9 front and side aspect windows with secondary glazing, wall of fitted wardrobes with sliding glass doors, shelving, drawers and hanging rails and radiator.

Bedroom 2: 11'4 x 10'3 rear aspect window with secondary glazing, fitted wardrobes with shelving, hanging rails and dressing table top, ceiling loft access hatch and radiator.

Bedroom 3: 8 x 8 front aspect window with secondary glazing and radiator.

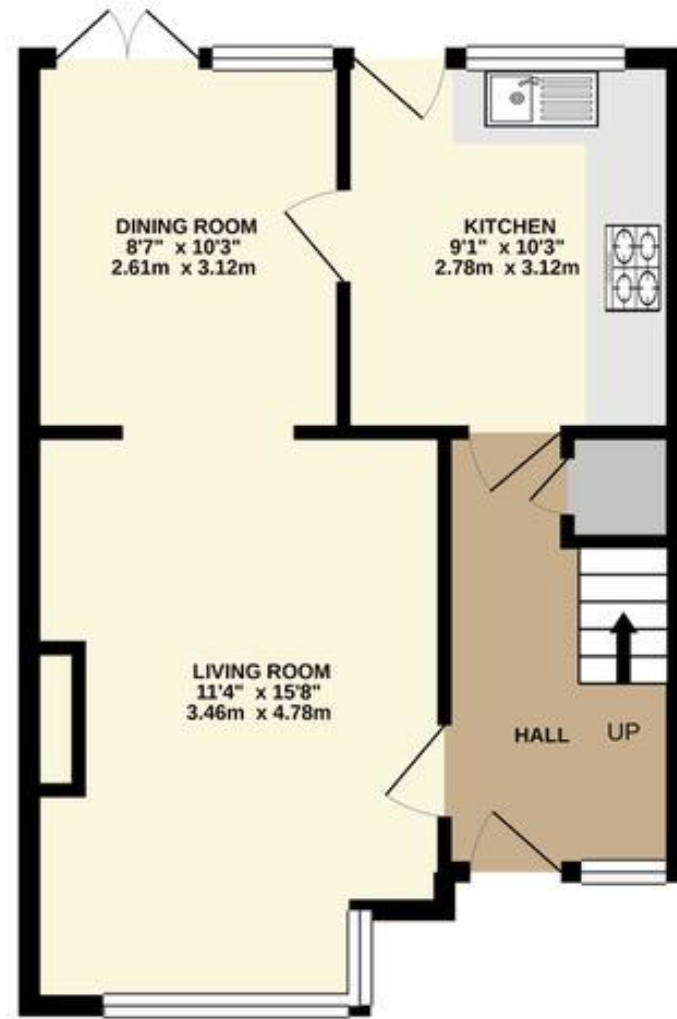
Bathroom: rear aspect opaque windows with secondary glazing, corner bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, laminate flooring and radiator.

Outside: the house is set back from the road by a block brick driveway with a lawned area with some planting to the side. There is a communal driveway to the side of the house giving access to the garage and the rear garden. The rear garden has a block brick terrace, steps up to a lawned area with stocked flower beds to the side, a greenhouse and high mature hedging to the left perimeter.

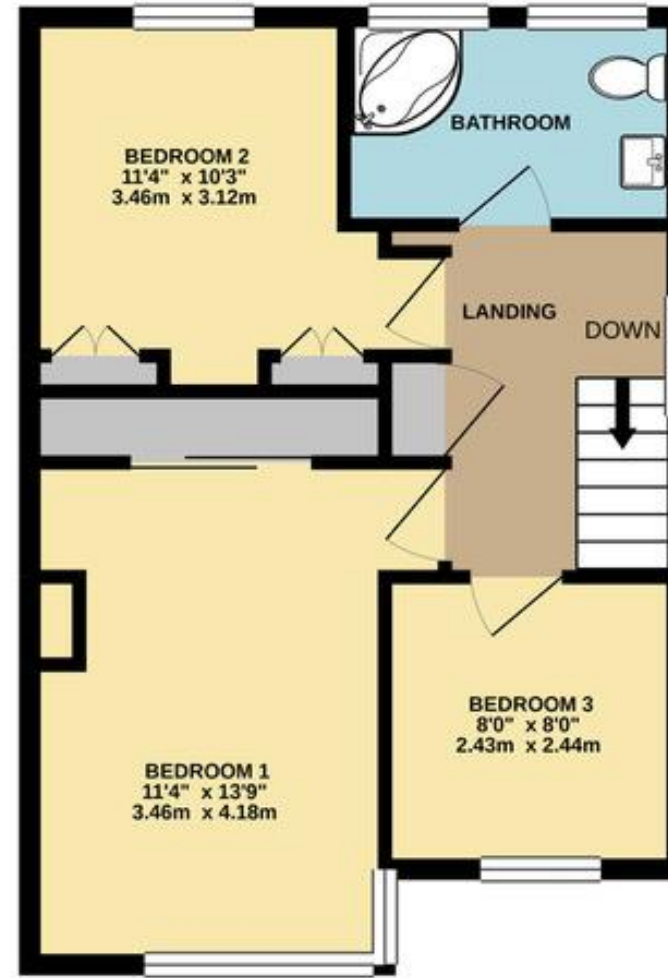
Garage: with up and over front aspect door, lighting and electricity.



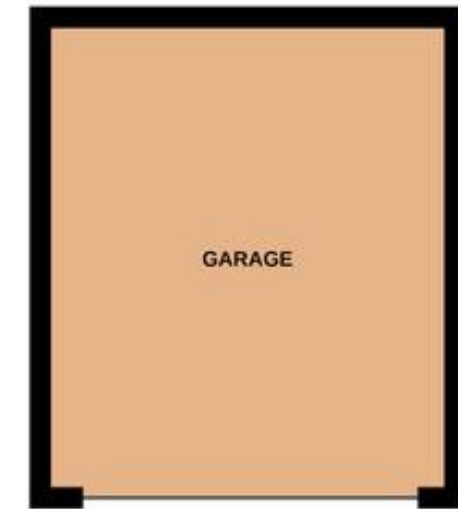
GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

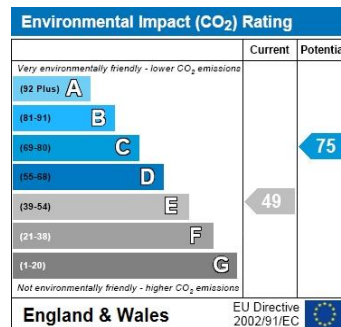
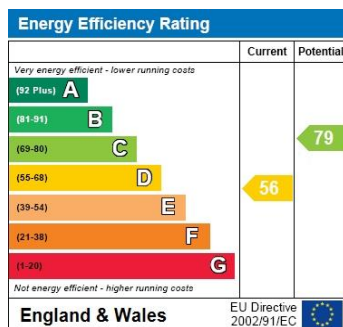


ENTRANCE FLOOR



TOTAL FLOOR AREA : 865sq.ft. (80.4 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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General:

Tenure: Freehold

Local authority: Tunbridge Wells District Council

Council tax: Band D (£1,881.04) / EPC: D (56)

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 Skinners Kent Primary, 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, Calverley 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 0.8 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.





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