

7 Hazelwood Close, Tunbridge Wells





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Smart Spacious 3-Bedroom House in Quiet Cul-De-Sac

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
- Garage and driveway with parking for multiple cars
 - South facing garden
- Walking distance to mainline station
 - Chain free



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This fabulous home is set back from its quiet cul-de-sac by a neat, gravelled driveway with parking for up to four cars, a detached garage sat neatly to the side.

It is set in a quiet and friendly cul de sac, a short walk from local shops, excellent schools and superb transport links.

A handsome red brick exterior with crisp white windows delivers plenty of kerb appeal with a porch opening neatly to the side, with room for coats and shoes.

Straight ahead is the elegant living room, its front aspect window flooding the room with light. It is a generous size making it big enough for furniture and large family sofas.

Behind is the dining room with French doors bringing views of the garden in as you dine.

Conveniently placed and opening to the right is the kitchen with white units, contrasting work tops, an integrated oven with four ring gas hob and overhead extractor. Its open plan feel lets you chat to friends and family as you prepare dinner.

Climbing the stairs to the first floor there are two generous double bedrooms, both of which have large windows bringing in lots of light, and a third bedroom.

The bathroom, with a shower placed over the bath, has a side aspect window drawing in natural light for a soothing bathing experience.

Outside to the rear is a sunny south facing garden, with an area of lawn and paved terracing at the rear of the house, perfect for relaxing in the summer months. It also benefits from a wooden shed and front street access.

This is a bright and spacious home with the emphasis on family living, making it perfect for a young family. A must see!

Part opaque glazed entrance door, which opens into:

Porch: front aspect double glazed window, wooden effect flooring, space for coats and shoes and door opening into:

Living Room: 13'11 x 13'1 front and side aspect double glazed windows, wooden effect flooring, fitted cupboard housing the fuse box, radiators and opening into:

Dining Room: 7'9 x 10'7 under stair storage cupboard, rear aspect French doors opening into the garden, wooden effect flooring, radiator and opening into:

Kitchen: 6'2 x 10'7 rear aspect double glazed window, wooden effect worktop space, a selection of white eye and base level units, some opaque glazed, wooden effect flooring, integrated oven, 4 ring gas hob, stainless steel extractor, space for a fridge/freezer, space and plumbing for a washing machine and a stainless steel bowl sink with drainer and mixer tap over.



Stairs to first floor landing with ceiling access hatch into the loft and doors opening into:

Bedroom 1: 11 x 9'11 front aspect double glazed window, fitted double wardrobe with glazed sliding doors, hanging rails and shelving and radiator.

Bedroom 2: 8'3 x 9'7 rear aspect double glazed window and radiator.

Bedroom 3: 7'4 x 6'7 rear aspect double glazed.

Bathroom: side aspect opaque double glazed window, part tiled walls, panel enclosed bath with wall mounted shower and mixer tap, pedestal wash basin, low level WC, heated towel rail and wooden effect flooring.

Outside: to the front of the property is a gravelled driveway with parking for up to 4 cars, a detached garage with lighting and electricity with an up and over door, and open rear garden access. To the rear is a paved terrace beside the house, perfect for a table and chairs, a large area of lawn with some stocked flower beds in front of a mix of walled and fenced perimeters. There is a wooden shed for storage.

General:

Tenure: Freehold

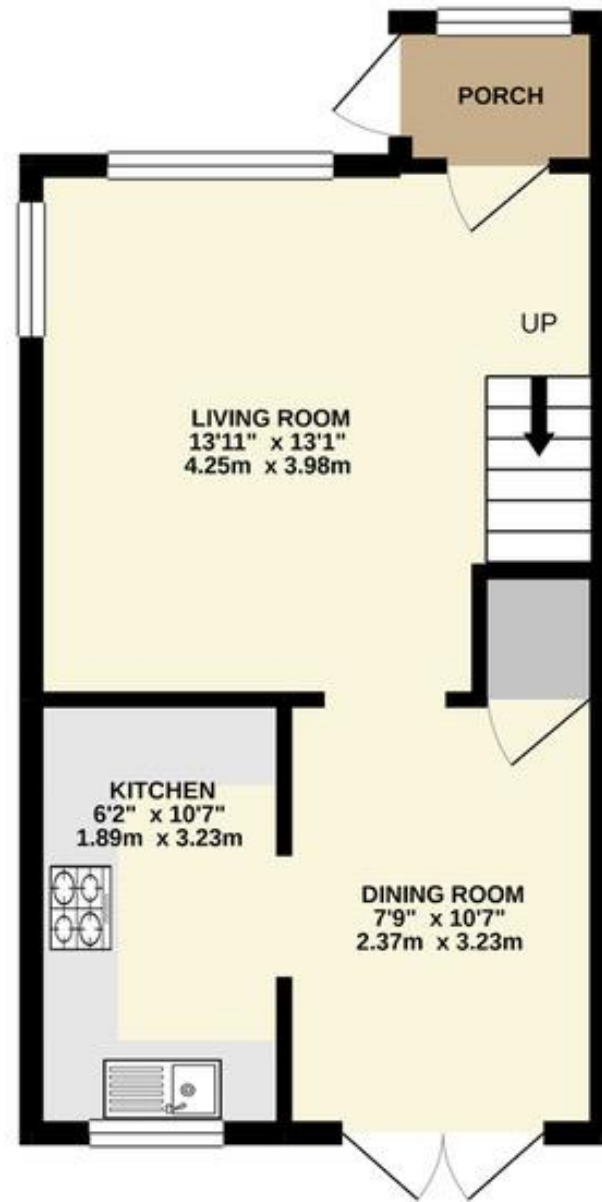
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (1,667.00)

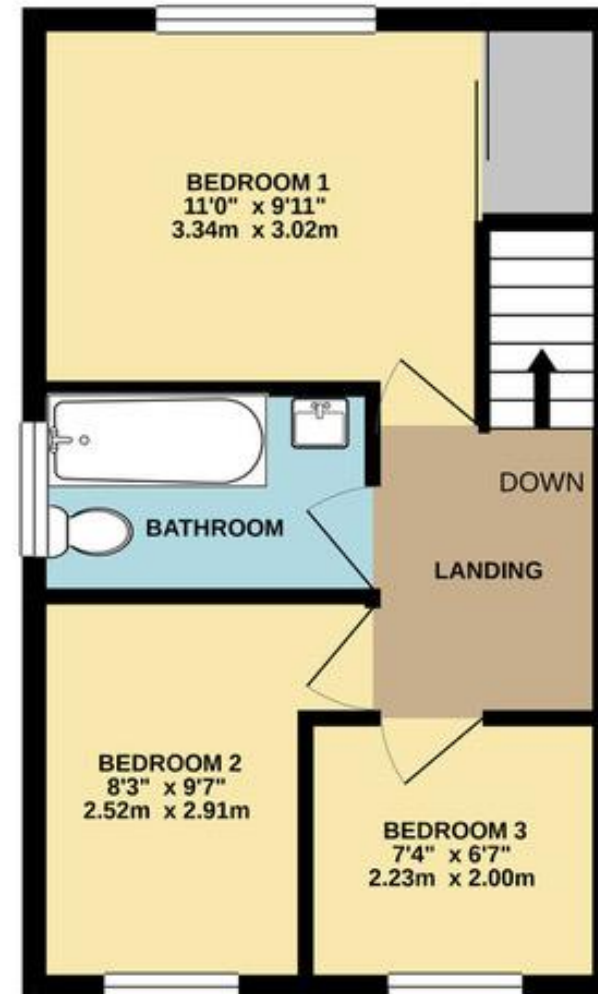
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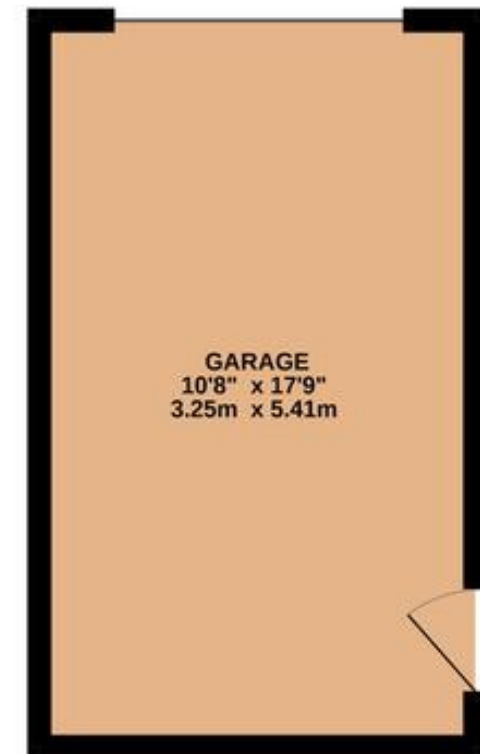
GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



ENTRANCE FLOOR



TOTAL FLOOR AREA : 681sq.ft. (63.3 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	73	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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 John's 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.



