

# 19 Redleaf Close, Tunbridge Wells







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# 19 Redleaf Close, Tunbridge Wells TN2 3UD

*Perfectly Positioned 4-Bedroom House With Garage and Parking*

- Detached 1970s house
  - 4 double bedrooms
    - Kitchen
    - Living room
    - Family/dining room
- Bathroom and ground floor cloakroom
  - Integrated garage
  - Driveway
- West facing garden
- Approximately 0.7 miles from High Brooms mainline station



Tel: 01892 514 189

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

[natalie@flyingfishproperties.co.uk](mailto:natalie@flyingfishproperties.co.uk)

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)



This bright contemporary home is situated on a quiet cul-de-sac within walking distance of the mainline station, excellent schools, shops, and popular green parks.

The clean lines of its gently sloping roof offer spacious and flexible accommodation, with a leafy green woodland as its backdrop.

A neat driveway fronts the integral garage with a decorative pebbled flower bed with planting to the side.

The covered entrance door opens into the hallway, warm wooden flooring seamlessly linking into the living space behind, giving a true sense of space. There is also a useful guest cloakroom and access into the integral garage with utility facilities.

The living room at the rear is flooded with light and leafy green views from its full height window and sliding glass doors that open into the garden. A wood effect gas burning stove adds character and warmth and there is plenty of space for large family sofas.

Returning to the hallway at the front is the well-designed kitchen. It has plenty of eye and base level units topped with contrasting work surfaces that separate the integrated appliances. There is a large window above the sink, and it is conveniently placed next to the dining room.

Next door is the impressive open plan family/dining room. It is triple aspect with a vaulted beamed ceiling adding a touch of glamour to the space. French windows to the rear flood the room with sunshine with the dimensions of the living space cleverly defining a dining and seating area. The area to the front is currently set up as a home office.

Climbing the stairs to the first floor, there are four bright and generously sized double bedrooms. The principal bedroom has a wealth of fitted wardrobes and a clever en-suite shower accessed through one of the wardrobes` sliding doors.

A family bathroom with separate shower cubicle completes the first floor.

The home`s beautiful garden, has graduating landscaped levels that offer a leafy privacy, making it perfect for relaxing in or entertaining. It is creatively designed with alternating paved and decked terraces and planting full of variety and colour. With stunning treetops views it also offers a picturesque view from the inside and is safely enclosed on all sides for children and pets.

The design, light and space of this home make it perfect for modern family living. A must-see!







**Covered part opaque glazed entrance door which opens into:**

**Entrance Hall:** wooden flooring, fitted cupboard housing the boiler, and doors opening into:

**Garage:** front aspect up and over door, side aspect opaque glazed window, space and plumbing for appliances, sink, space for additional appliances, electricity, and lighting.

**Cloakroom:** side aspect opaque glazed window, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboards under and part tiled walls.

**Living Room:** 19'2 x 12'8 rear aspect sliding glazed doors opening into the garden, rear aspect double glazed full height window, wood effect gas burning stove on raised stone hearth, deep under stair storage cupboard and wooden flooring.

**Kitchen:** 13'4 x 7'1 front aspect double glazed window, work top space, a selection of eye and base level units, space for a fridge, open recess under counter for bin, open shelving. There is a stainless-steel sink with drainer and mixer tap, Neff fitted oven in tall housing unit, 4 ring electric hob, pull out extractor hood and integrated slimline AEG dishwasher and opening into:

**Family/Dining Room:** 26 x 8'11 front aspect double glazed window, side aspect Velux windows, rear aspect French windows, wooden flooring with underfloor heating, vaulted ceiling with wooden beams.

**Stairs to first floor landing with side aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch into boarded loft and doors opening into:**

**Bedroom 1:** 13'4 x 8'7 rear aspect double glazed window, wooden effect flooring, fitted wardrobes with glazed sliding doors, hanging rails and shelves, sliding door opening into shower room with tiled flooring, corner wash hand basin and shower cubicle with wall mounted shower attachment.

**Bedroom 2:** 10'8 x 10'4 front aspect double glazed window.

**Bedroom 3:** 11'8 x 8'10 front aspect Velux window with integrated blind, side aspect double glazed window and deep eaves storage.

**Bedroom 4:** 10'3 x 9'3 rear aspect double glazed window.

**Bathroom:** side aspect opaque double glazed window, panel enclosed bath with mixer tap, corner shower cubicle with wall mounted shower attachment and handheld shower attachment, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboards under, heated towel rail and part tiled walls.

**Outside:** to the front of the property is a hard surface driveway with a decorative pebbled area with some planting, a pave pathway to the front entrance door and a wooden gate to the side for rear garden access. To the rear is a west facing garden with a paved terrace at the rear of the house and steps leading down to a large, decked terrace. The garden is landscaped with mature stocked beds with a variety of plants and flowers and a braked area. It is fully enclosed by a mix of walled, fenced, and hedged perimeters and has the woodland of Hilbert & Grosvenor Park to the rear.





GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA EXCLUDING GARAGE 128 SQ.M

TOTAL FLOOR AREA : 1378sq.ft. (128.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	74
England & Wales	EU Directive 2002/91/EC	





**General:**  
Tenure: Freehold  
Local authority: Tunbridge Wells Borough Council  
Council tax: Band E (£2,484.50)  
EPC: D (57)  
Air Flow System

**AREA INFORMATION:** Tunbridge Wells, Kent  
This home is fantastically located on the High Brooms border of Tunbridge Wells with the mainline railway station within walking distance. It is also a short walk from local convenience shops with more extensive shopping facilities close by. It backs onto Hilbert & Grosvenor Park with its recreational amenities and also nearby are Dunorlan Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is easy access to the centre of Tunbridge Wells which 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 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. Popular local primary schools St. Matthew's High Brooms Church of England Primary School and, St. Luke's and St. John's Primary Schools sit alongside the highly regarded and sought-after girls' and boys' grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are spoilt for choice. Tunbridge Wells has two stations, Tunbridge Wells and High Brooms. High Brooms is a commuter's 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. It also serves other major London terminals such as London Bridge, Waterloo, and Cannon Street. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





