

17 Hazelwood Close, Tunbridge Wells





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Stylish immaculate 1-bedroom maisonette with large garden and private parking

Accommodation Summary

- Raised ground floor maisonette
 - Private entrance door
 - Double bedroom
 - Living/dining room
 - Separate kitchen
 - Bathroom
 - Private garden
 - Driveway
- Close to mainline station (0.7 mile walk)
- Walking distance of convenience stores



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A short walk from High Brooms mainline station with fast access into central London and within easy reach of Tunbridge Wells` town centre and the open green spaces of Grosvenor & Hilbert Park is this immaculate home.

Set on the raised ground floor, its driveway to the side, the private front door welcomes you in, with its own enclosed garden to the right.

The living/dining room is wonderfully stylish with neutral décor and wooden effect flooring. It has plenty of space for furniture and a desk unit and there is a deep storage cupboard too.

Behind is the bathroom with a shower over the bath and a window bringing in lots of natural light to create a relaxing bathing experience.

At the rear, past two useful storage cupboards with one housing the water cylinder, is the kitchen. It offers plenty of stylish cabinetry that houses an integrated oven and is topped with wooden effect counter tops. There is space for additional appliances and a part glazed door gives garden access.

Next door is the double bedroom that enjoys garden views and has open storage space.

Outside at the rear the large private garden provides a perfect entertaining space in the warm summer months. There is a terrace at the rear of the property with steps leading you up to a lawned area, which is fully enclosed by wooden fencing. There is a further lower tier of lawned garden to the side, with a gate for front street access.

This fantastic apartment would suit first time buyers, investors, and professionals alike. A must see!





Covered private entrance door opening into:

Living/Dining Room: 18' 8 x 11' 10 front aspect double glazed window, wall mounted electric heater, deep under stair storage cupboard, wooden effect flooring.

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

Inner Hallway: two fitted cupboards, one housing the water cylinder, wooden effect flooring and doors opening into:

Kitchen: 10 x 5' 8 rear aspect part glazed door opening into the garden, rear aspect double glazed window, integrated oven, 4 ring hob, stainless steel extractor, tiled splashback, stainless steel sink with drainer and mixer tap, space and plumbing for appliances, eye and base level cupboards, wooden effect worktops, open wall shelving, and wooden effect flooring.

Bedroom: 10 x 9 rear aspect double glazed window, open alcove for storage and wall mounted electric heater.

Outside: There is a terrace at the rear of the house with steps leading up to an area of lawn which is fully enclosed by wooden fencing and with a shed. A pathway from the lower terrace leads to the side where there is an additional part walled/part fenced lawned area with access through a wooden gate to the driveway and street.

General:

Tenure: Leasehold

Lease: 955 years

Freeholder: Wimpey Homes Holdings Ltd.

Ground Rent: Peppercorn

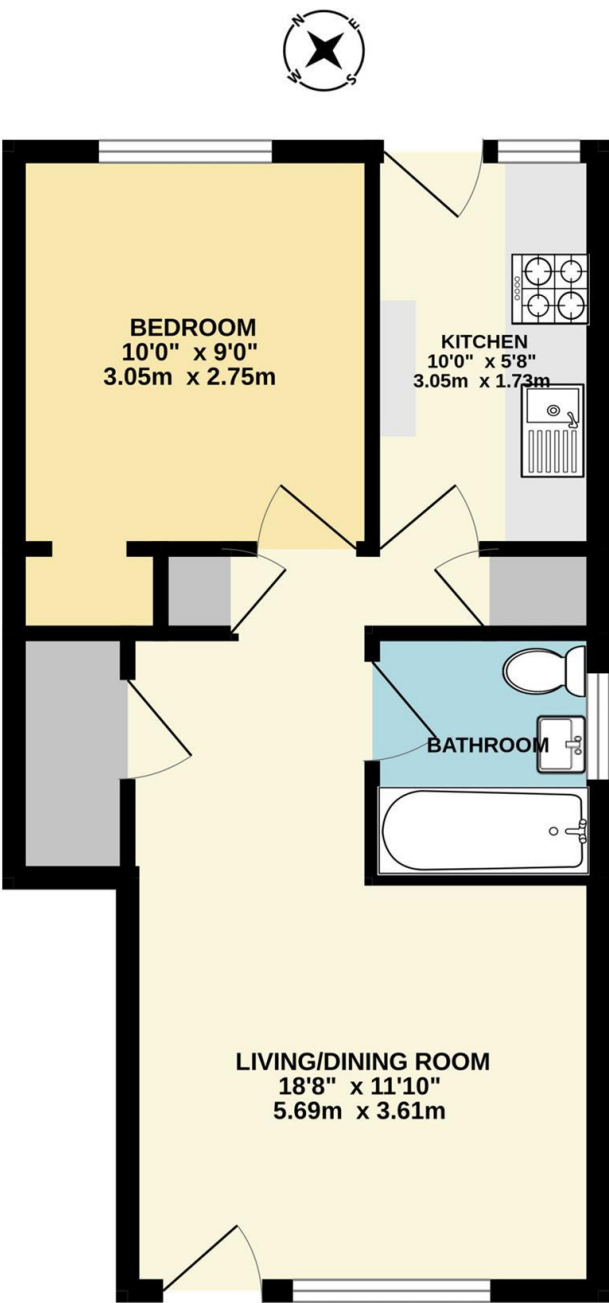
Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,659.46)

EPC: D (64)



GROUND FLOOR



APPROX TOTAL AREA 36.4 SQ.M / 392 SQ.FT

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		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

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, Nuffield Health Club, Odeon Cinema, Hollywood Bowling Alley, 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.

With its two stations, High Brooms, which is only 0.7 miles from the property, 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. There is also a luxury coach service (Centaur), that drops and collects nearby, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



