

16 High Tree Lane, Tunbridge Wells





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Smart contemporary 3-bedroom house in sought after development

Accommodation Summary

- Detached house (built 2017)
 - 3 bedrooms, 1 en-suite
 - Large living room
 - Kitchen/dining room
- Bathroom, en-suite shower room and ground floor toilet
 - Garage
 - South facing garden
- Driveway with parking for 2 cars and additional visitor parking spaces
 - Popular Knights Wood development
 - New build warranties



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Set on the popular Knights Wood development, with a health club nearby and its own Primary School and convenience store, this house offers you everything you could want in a family home.

Spacious and bright, its location presents a perfect dynamic of excellent schools, superb transport links and a wooded rural back drop.

A block brick driveway with parking for several cars fronts the attached garage with visitor spaces nearby.

The covered front door welcomes you into the bright entrance hallway with a useful guest cloakroom.

First on the left is the living room, flooded with light from its dual aspect windows. There is plenty of room for large family sofas.

At the rear is the fantastic kitchen/dining room. The well-designed space in front of the French doors that open into the garden is perfect for a table and chairs, offering garden views as you dine. The streamlined kitchen area offers an abundance of sleek cabinetry, counter space and integrated appliances including an oven, 4 ring gas hob and extractor, dishwasher, washing machine and fridge/freezer.

Climbing the stairs to the first floor there is a family bathroom with shower over the bath and three double bedrooms, two of which have fitted wardrobes.

The principal bedroom at the front benefits from a contemporary en-suite shower room.

Outside to the rear, a paved terrace sits at the back of the house providing plenty of space for summer dining and entertaining. It is laid mainly to lawn with perimeter flower beds and is fully enclosed, making it a safe sanctuary for pets and children. To the front of the house there is a driveway with parking for 2 cars and additional visitor parking spaces. There is side access too.

This fantastic family home has been well thought out and sensitively planned for modern family life. An absolute must see!





Living Room: front and side aspect double glazed windows, radiators.

Kitchen/Dining Room: rear aspect double glazed window, rear aspect French doors opening into the garden, 1 ½ sink with drainer and mixer tap over, integrated Neff dishwasher, integrated fridge/freezer, integrated Neff oven, 4 ring gas hob, extractor, integrated Neff washer/dryer, eye and base level units, counter top space, fitted open wall shelves, under stairs cupboard, wooden effect flooring, radiator.

Bedroom 1: front aspect double glazed window, fitted wardrobe with mirrored sliding doors, radiator and door opening into:

En-suite: front aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, wall hung wash hand basin with mixer tap, vanity shelf, concealed cistern WC, heated towel rail, part tiled walls, tiled flooring.

Bedroom 2: rear aspect double glazed window, radiator.

Bedroom 3: rear aspect double glazed window, fitted wardrobe with mirrored sliding doors, radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, wall hung wash hand basin with mixer tap, vanity shelf, concealed cistern WC, heated towel rail, part tiled walls, tiled flooring.

Garage: front aspect up and over door, rear aspect glazed pedestrian door, lighting, electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,730.36)

EPC: C (72)

Manging Agent: First Port Property Management

Service Charge (communal maintenance): £400.00 P/A

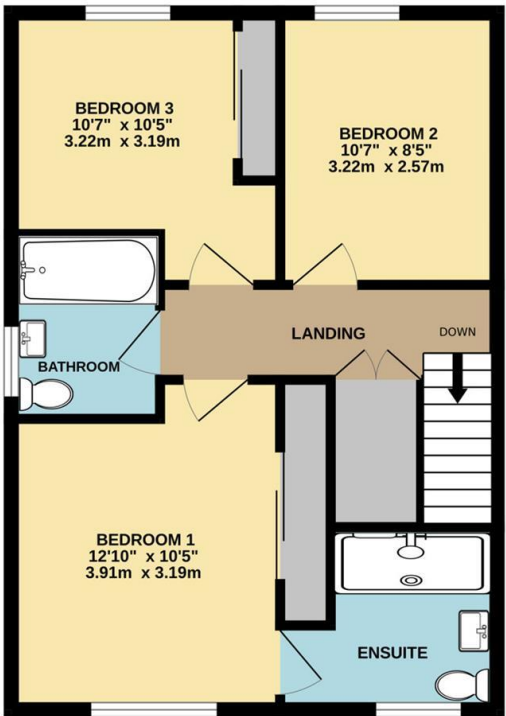
Air Source Heat Pump



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 1,029 SQ.FT / 95.87 SQ.M

TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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	72	
(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 convenience store on the development and 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 in its complex. There is a children's playground on the development and private access into the Sherwood woodlands and lake area. With its two stations, High Brooms which is only 1.3 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. There is also a luxury coach service (Centaur), that drops and collects a short walk from Golding Road, 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.



