

# 7 Andrews Close, Tunbridge Wells









# 7 Andrews Close, Tunbridge Wells TN2 3PA

*Perfectly positioned 4-bedroom house with garage and development potential*

## Accommodation Summary

- Detached house (built 1971)
  - 4 bedrooms
  - Living/dining room
  - Kitchen/breakfast room
- Bathroom and ground floor cloakroom
  - Garage and driveway
  - South west facing garden
- 1 mile distance to mainline station
- St James Primary School catchment area
  - Close to town centre



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Owned and loved by the same family since it was built this wonderful home sits on a quiet cul-de-sac in a popular setting.

Set back and screened from the road by planting and lawn, a driveway fronts the covered access to the attached garage, with gated access to the garden to the side.

A glazed porch opens into a bright entrance hallway with wooden parquet flooring, a useful guest cloakroom and a fitted cupboard to keep the space clutter free.

On the left is the open plan living/dining room brightened by triple aspect light with a fireplace that adds charm and warmth in the colder months. The back wall of sliding glazed doors open onto the terrace at the rear, letting you enjoy restful views of the garden. There is plenty of room for furniture making it ideal for family living and entertaining.

Next door the kitchen/breakfast room has eye and base level cabinets, counter tops and space for appliances. The sink is placed under its large window with a part glazed door giving garden access. The peninsula breakfast bar has seating space for you to enjoy your morning coffee and an under stair cupboard provides extra storage.

Climbing the stairs to the spacious landing with loft access, you reach four bedrooms, three of which are doubles, and all with large windows. The family bathroom with shower over the bath completes the first floor.

Outside at the rear, a paved terrace, perfect for summer dining, sits behind the house with a pergola with climbing plants. Steps lead up to alternating tiers of lawn and stocked flower beds. Palm trees, plants, and flowers add interest and colour and there are a greenhouse and a wooden shed. The garden is fully enclosed and secure with perimeter high mature hedging and shrubs and fencing, making it ideal for children and pets.

The garage, accessed from the front of the house but also through the garden, provides excellent storage space but also have the potential for redevelopment.

This fantastic home is within walking distance of the town centre, the sought-after St James Primary School and the mainline railway station, making it perfect for all your family needs. It is also a dream project to create your own vision and add value in the future. A must see!







**Living/Dining Room:** front and side aspect double glazed windows, rear aspect sliding glazed doors, fireplace with wooden mantelpiece and electric fire, electric storage heaters.

**Kitchen/Breakfast Room:** rear aspect double glazed window, rear aspect glazed door, eye and base level units with peninsula breakfast bar seating, countertops, under counter space for appliances, space for oven, stainless steel sink and drainer and mixer tap, fitted under stair cupboard with shelving, tile effect flooring, electric storage heater.

**Bedroom 1:** front and rear aspect double glazed windows, electric storage heater.

**Bedroom 2:** rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, electric storage heater.

**Bedroom 3:** front and side aspect double glazed windows, electric storage heater.



**Bedroom 4:** front aspect double glazed window, fitted wardrobe with hanging rail and shelf, electric storage heater.

**Bathroom:** rear aspect opaque double glazed window, panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin, WC, bidet, electric radiator with heated towel rail, tiled walls, linoleum flooring.

**Garage:** front aspect up and over door, rear and side aspect windows, rear aspect part glazed pedestrian door, lighting and electricity.

**General:**

Tenure: Freehold

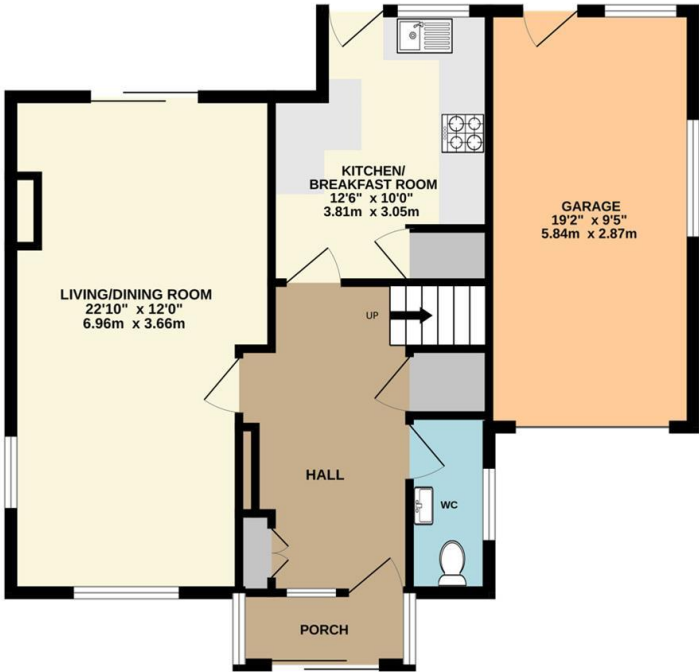
Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,382.30)

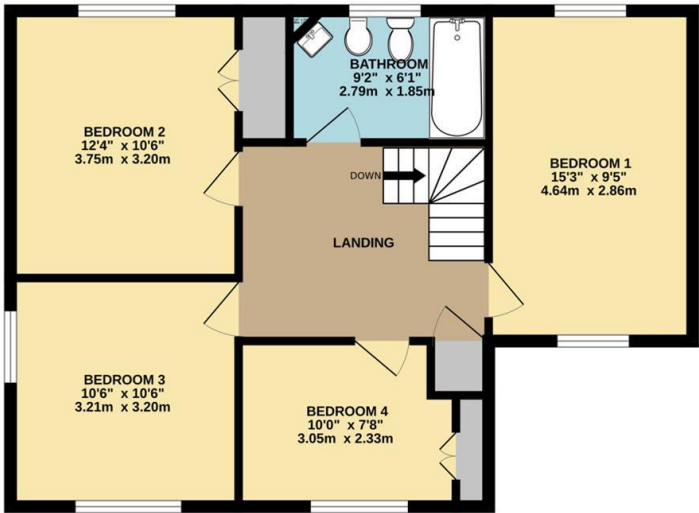
EPC: D (55)



GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



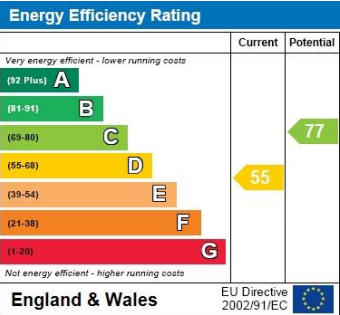
1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 1,204 SQ.FT / 112 SQ.M

TOTAL FLOOR AREA : 1386 sq.ft. (128.7 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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#### **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.

Excellent local primary schools such as St James C of E, Claremont and The Mead School sit alongside the highly regarded and sought-after girls' and boys' secondary 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 Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, 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.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





