

# Cleeve Avenue

Tunbridge Wells • Kent • TN2 4TY







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**Kings Estates are pleased to offer this versatile 3-bedroom single storey detached bungalow with garage situated in a sought after cul de sac position bordering the south eastern fringes of the town with wonderful views over the surrounding countryside.**

- Detached Single Storey Bungalow
- Sought After Cul De Sac Position
- South Eastern Fringes of Town Close to Dunorlan Park
  - Offering Much Scope For Potential
    - Versatile Accommodation
    - Three Bedrooms
  - Generous Gardens Front & Back
- Garage & Driveway Providing Off Road Parking
  - Available with No Onward Chain
  - Energy Efficiency Rating D



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#### SITUATION

The property is set within the Hawkenbury area on the south eastern fringes of the town, within a few hundred yards of an indoor Bowls Complex, access into Dunorlan Park and local shopping facilities. Within one mile are the town centre pedestrianised precinct and Royal Victoria Place shopping mall together with the main line railway station to London. Access to the A21 is within approximately 2 miles and this connects to the M25 motorway network in the north and the south coast. Within the area generally there is a good mix of sport, leisure and recreational facilities.

#### ACCOMMODATION

##### ENTRANCE PORCH

Door to:-

##### ENTRANCE HALL

Doors to all rooms, ceiling mounted lights, loft hatch (not inspected).

##### SITTING ROOM 17' 9" x 11' 10" (5.41m x 3.61m)

Front aspect window, ceiling mounted light.

##### KITCHEN / DINER 14' 3" x 10' 0" (4.34m x 3.05m)

Front and side aspect window, fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset sink, space and plumbing for washing machine, cooker and fridge freezer. A range of additional built in cupboards, including an airing cupboard. Ceiling mounted light.

##### BEDROOM ONE 13' 3" x 11' 10" (4.04m x 3.61m)

(Currently being used as a dining room) Rear aspect window with pleasant view overlooking the rear garden. Ceiling mounted light.



**BEDROOM TWO 10' 0" x 9' 10" (3.05m x 3m)**

Rear aspect window with pleasant view overlooking the rear garden. Ceiling mounted light.

**BEDROOM THREE 11' 10" x 8' 9" (3.61m x 2.67m)**

Side aspect window, ceiling mounted light.

**BATHROOM (CURRENTLY SHOWER ROOM)**

Side aspect frosted window, ceiling mounted light, white suite comprising pedestal wash basin, corner shower cubicle, part tiled walls, ceiling mounted light.

**WC**

Side aspect frosted window, low level WC, ceiling mounted light.

**TO THE FRONT**

The front garden is laid to lawn with path leading to the entrance porch and rear garden. There is also a **DRIVEWAY** providing off road parking and access to the garage.

**TO THE REAR**

The rear garden is mainly laid to lawn with flower bed and mature shrub borders. There is also a shed, side access and courtesy door leading to and from the rear of the garage.

**GARAGE 17' 4" x 7' 8" (5.28m x 2.34m)**

Electrically operated up and over door to front, courtesy door to rear.

**OTHER INFORMATION**

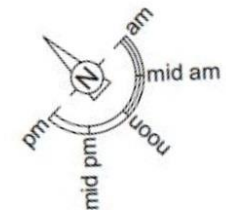
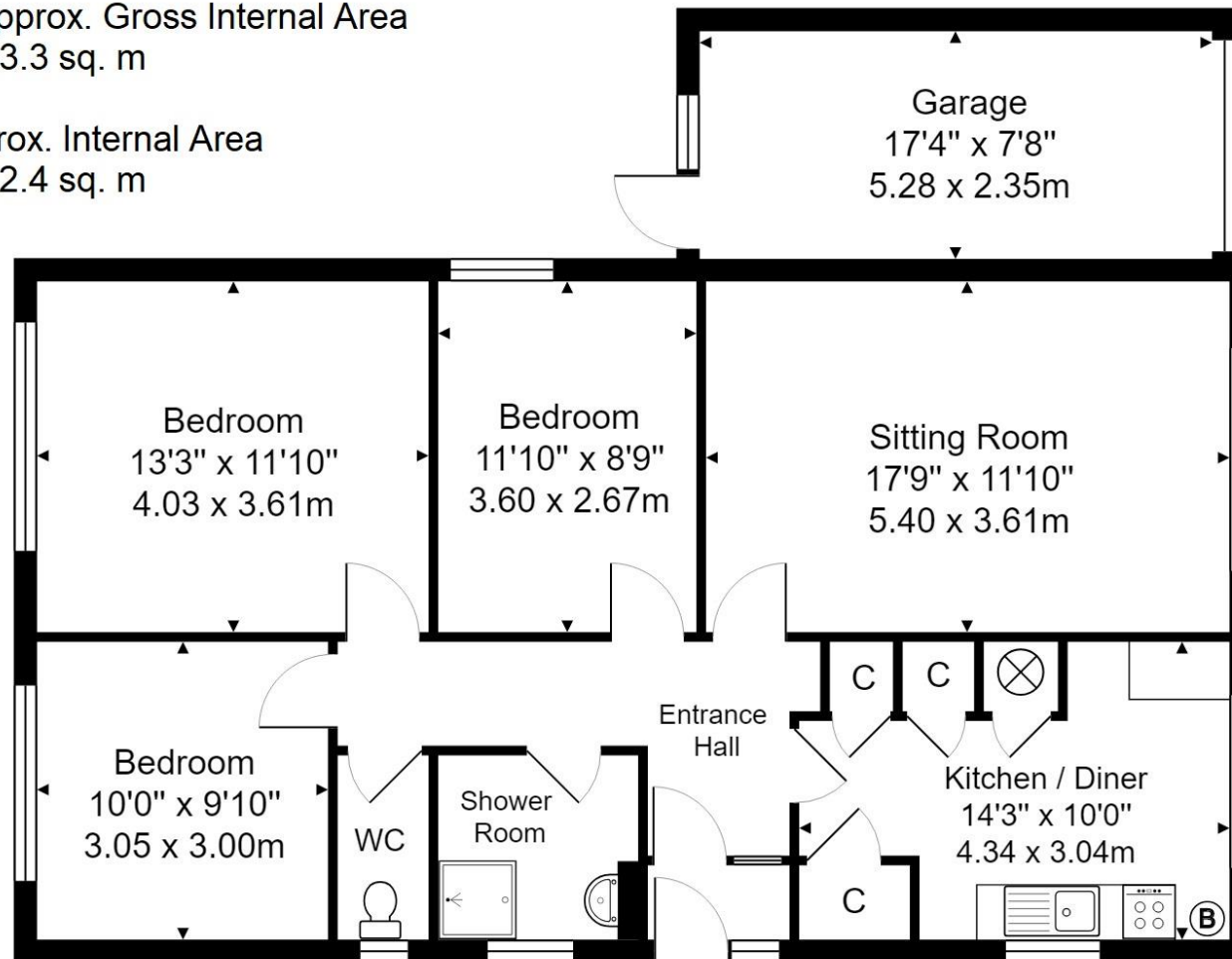
**COUNCIL TAX BAND - E - £2,214.21 for the year 2019/20**





Bungalow Approx. Gross Internal Area  
897 sq. ft / 83.3 sq. m

Garage Approx. Internal Area  
133 sq. ft / 12.4 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A buyer is advised to obtain verification from their solicitor or surveyor.







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