

Spring Walk

Tunbridge Wells • Kent • TN4 8EH



KINGS ESTATES
PROFESSIONALS IN PROPERTY



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Kings Estates are pleased to offer this light and airy 3-bedroom semi detached house with off road parking and South facing landscaped garden forming part of this small select development built in 2013 and situated on the south side of Tunbridge Wells close to the Historic Pantiles and just over 1 mile to the mainline train station. Viewing comes highly recommended.

- Modern Semi Detached House
 - Three Bedrooms
- Two Bath / Shower Rooms (One Ensuite)
- 26ft Open Plan Kitchen / Diner / Sitting Room
 - Downstairs WC
- Highly Energy Efficient With Solar Panels (Energy Rating B)
 - Driveway Providing Off Road Parking
 - South Facing Landscaped Garden
- Small Select Development Built in 2013
 - South Side of Tunbridge Wells

EPC Rating: B



Tel: 01892 533367

5 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1NT

E: tunbridgewells@kings-estates.co.uk

www.kings-estates.co.uk



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SITUATION Spring Walk is conveniently located close to the historic Pantiles area, with its pavement cafés, bistros and restaurants; the 'old' Tunbridge Wells High Street and mainline station, with its fast and frequent train services to London Charing Cross/Cannon Street. Within approximately one-quarter of a mile further distance is the Royal Victoria Place shopping mall and the Calverley Road precinct, where most of the multiple High Street retailers are represented.

There are a selection of local schools catering for a wide range of age groups and recreational facilities including the Tunbridge Wells Sports & Indoor Tennis Centre, rugby, golf and cricket clubs, private health clubs and the out of town Knights Park Leisure Centre, with tenpin bowling complex and multiscreen cinema.

ACCOMMODATION Approximate Gross Internal Area: 780 Sq Ft / 72.4 Sq M.

ENTRANCE HALL Composite entrance door with glazed insets, radiator, telephone point, porcelain tiled flooring. Solid wood doors off to:-

DOWNSTAIRS WC Sealed unit obscure double glazed window to front. Low level wc, wall mounted wash hand basin, radiator, extractor fan, ceiling down lighters, fully tiled walls and flooring.

KITCHEN / DINER / SITTING ROOM 26' 10" x 14' 6" (8.18m x 4.42m) **KITCHEN:** Sealed unit double glazed window to front. A modern and stylish range of kitchen units with work surfaces over incorporating breakfasting bar, 1.5 bowl stainless steel sink unit with side drainer, four ring gas hob with extractor above, built in Indesit electric double oven, integrated and concealed appliances include dishwasher, fridge freezer and washer dryer, wall mounted Vaillant boiler, ceiling down lighters, ceramic tiled flooring. Open plan to:-

SITTING ROOM / DINER:

Sealed unit double glazed windows and double doors overlooking and giving access to and from the garden. Stairs to first floor landing with deep under stairs storage cupboard, two radiators, telephone and TV aerial points, fitted carpet.

FIRST FLOOR LANDING Sealed unit double glazed window to side, fitted carpet, solid wood doors off to:-

MASTER BEDROOM 10' 10" x 8' 1" (3.3m x 2.46m) Sealed unit double glazed window to front. Radiator, built in airing cupboard housing hot water cylinder with slatted shelving above, fitted carpet. Solid wood door to ensuite.

ENSUITE SHOWER ROOM Sealed unit obscure double glazed window to side. A modern white suite comprising low level wc, pedestal wash hand basin, shower enclosure with folding glass door and shower unit over, wall mounted shaver point, extractor fan, heated towel rail, ceiling down lighters, fully tiled walls and flooring.

BEDROOM TWO 11' 4" x 7' 5" (3.45m x 2.26m) Currently used as a dressing room. Sealed unit double glazed window to rear overlooking the garden. Radiator, full run of floor to ceiling shelving and hanging rails to one wall, radiator, fitted carpet.

BEDROOM THREE 7' 10" x 6' 10" (2.39m x 2.08m) Sealed unit double glazed window to rear overlooking the garden, radiator, fitted carpet.

BATHROOM A modern white suite comprising concealed flush wc, wash hand basin set within a work surface, panelled bath with fitted glass shower screen and mixer tap shower attachment over, heated towel rail, radiator, wall mounted shaver point, extractor fan, ceiling down lighters, fully tiled walls and flooring.

OUTSIDE

PARKING There is a driveway providing off road parking for two cars.

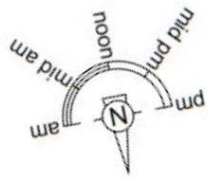
GARDEN A real feature of the property being South facing and having recently beautifully landscaped it enjoys a paved patio area to the immediate rear, artificial grass lawn area and large expanse of decking ideal for seating and entertaining. The garden is generally low maintenance, fully enclosed and has the benefit of a sizeable timber shed, water butt and side access gate.

OTHER INFORMATION

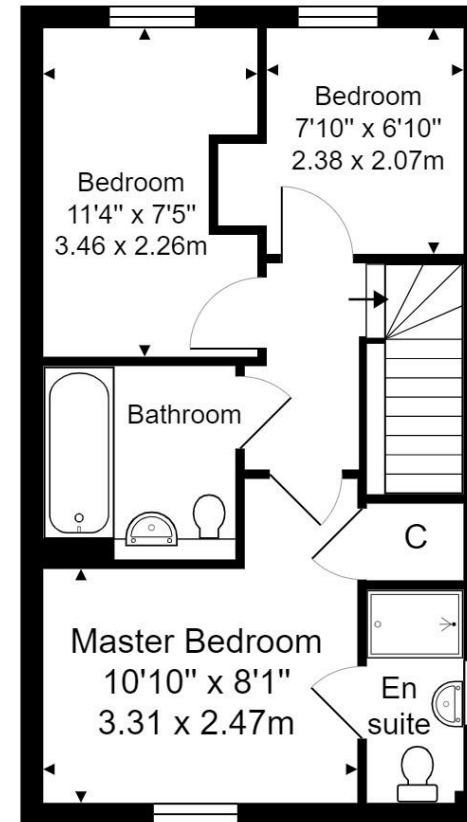
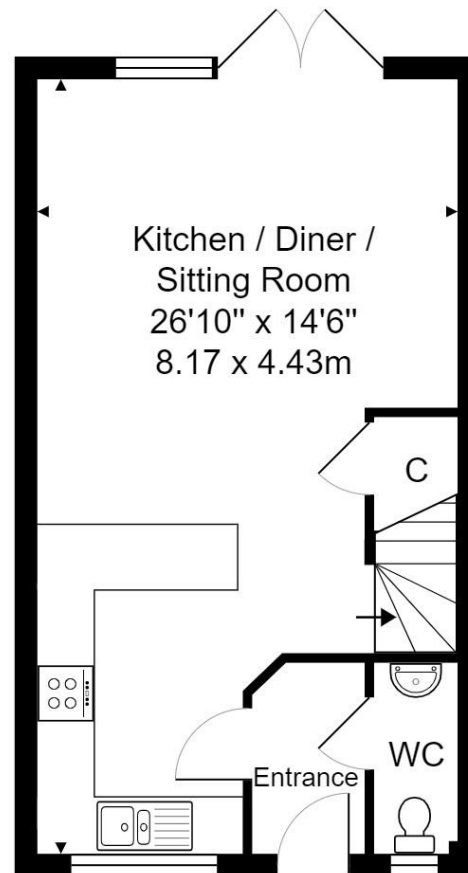
COUNCIL TAX BAND - D - £1,971.99 for the year 2021/22 (Tunbridge Wells Borough Council)

ESTATE CHARGE - T.B.C





Ground Floor



First Floor

Approx. Gross Internal Area 780 ft² ... 72.4 m²

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.

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