



**Eastwood, Furzefield Avenue, Speldhurst,
Tunbridge Wells, Kent, TN3 0LD**

Price Range £825,000 Freehold

- SUPERB VILLAGE LOCATION CLOSE TO TUNBRIDGE WELLS
- A Detached three bedroom period chalet bungalow
- A large home office situated in the rear garden
- Two beautifully presented bathrooms (one ensuite)
- Quiet cul-de-sac location
- Beautiful well maintained, private gardens to the front and the rear.
- Walking distance to village shop and post office
- Off road parking for at least three cars
- Historic planning permission granted for a loft conversion for two additional bedrooms and two bathrooms. Plans available on demand
- FLOOR PLAN TO FOLLOW



*OPEN DAY SAT 3RD AUGUST 11.00am - 1.00pm appts required**PICTURESQUE VILLAGE LOCATION* An enchanting, spacious and very well presented three bedroom bay fronted period detached bungalow, set within its own generous private, well manicured and well screened generous grounds to the front and to the rear. It is situated in a quiet treelined cul-de-sac in the most picturesque village of Speldhurst. This delightful family home sits proudly set back from the road and oozes warmth and charm throughout. The accommodation consists of three good sized bedrooms, two beautifully presented bathrooms, a living room, dining room and a kitchen which leads out into a small partly glazed area for additional storage. There is a large well equipped home office built in the delightful rear garden, ideal for home workers. This desirable property dates back to the early 1900's and oozes period charm to include picture rails and an attractive open brick fireplace. It is a short walk to the village shop and post office and there is a beautiful church located within a short walk from the property. The very well respected Speldhurst Village Junior School is also a short distance. Gas fired central heating and double glazed throughout. Off road parking for at least 3 cars.

Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents.

Location

Speldhurst is one of the most sought after villages situated on the fringes of Tunbridge Wells. The property is within walking distance of the local village shop, the well respected Junior School and the very popular village recreation ground which is favourable with families of all ages. In the summer it is host to local cricket matches and all are welcome. There is an annual Summer Fayre where all the villagers get involved in creating a magnificent event for all age groups. Properties like this rarely come to market as villagers tend to remain within this area for many years. There are good rail links from Hildenborough, Tonbridge or High Brooms, to London MLS within a short drive from this property. This picturesque village also boasts a magnificent church which is served well by the local community. Speldhurst is fringed with some stunning countryside walks which are popular with families, dog walkers and ramblers.



Ground Floor

Hallway

LVT (luxury vinyl tile) flooring throughout. Radiator. Loft access: Insulated. Planning permission was previously granted for 2 bedrooms and two bathrooms, plans available on demand.

Living Room

Large bay window to the front with a window seat beneath. Additional side window. LVT flooring. Picture rail. Feature brick open fireplace (in full working order) with wood mantle above. Two radiators.

Dining Room

Window to rear with two additional side windows. Picture rail and radiator.



Kitchen

Internal fully glazed internal door to small conservatory/lean-to. Wood laminate flooring. Wood effect work top housing a one and a half bowl stainless steel sink unit with drainer. Integrated fridge freezer with built-in eye level electric oven and grill. Four ring gas hob with extractor fan above. Plumbing for washing machine and dishwasher. A variety of eye level and base fitted kitchen units. Steps down to: Part UVPC and part wood/glazed lean- to conservatory.

Lean to Conservatory

A part UVPC/part wood/glazed lean-to conservatory with wood laminate flooring. Radiator. Door to rear garden.

Master Bedroom

Window to side. Picture rail. Radiator. Door to ensuite:

Ensuite Shower Room

Windows to front and side. Tiled flooring. fully tiled walk-in shower cubicle with wall mounted gravity hand held shower unit. Fully integrated wash basin with built-in cupboards below. WC to match. Wall mounted chrome radiator.



Bedroom Two

Window to rear. Two additional windows to side. LVT flooring. Radiator.

Bedroom Three

Window to front. Picture rail. Radiator.

Family Bathroom

Window to rear. Three piece family bathroom suite comprising a bath with a wall mounted gravity shower and partial glass screen. Tiled flooring. Fully integrated wash basin with built-in vanity cupboards below. WC

Outside

Front Garden

A very well screened private area bordered by large trees, hedging and shrubs with a large lawn area. Off road parking to the right for a minimum of 3 cars, approached through a ranch style gate. Dual gated access to the front.

Rear Garden

Rear garden

A lovely generous well manicured space for a growing family, separated in one area by a large paved patio area, ideal for entertaining with steps down to a good size, well screened lawn. Tall wood fence panel surround creating a very private area to be enjoyed by all the family. Dual gated access to the front. A large fully equipped home office.

Home Office

A home office of wooden construction. Power connected. Well equipped for home workers.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



