



Alder Close, Tunbridge Wells, Kent, TN4 9YE

Guide price £270,000 Freehold

- A light and spacious two bedroom terraced house with garage en bloc
- Two double bedrooms
- Garage en bloc
- Within walking distance of a mainline station
- Small cul de sac location
- Decorated in a modern and neutral design
- Spacious fitted kitchen with breakfast bar
- Master bedroom with triple fitted wardrobes
- Back garden laid to lawn
- Rear garden patio for al fresco dining



We are delighted to present this lovely two bedroom terraced house that is light and spacious. Tastefully decorated, the property is just ready for the new owners to move into. Situated in a cul de sac with a garage with storage that is en block and very near to the property. Ideal for a small family, the second bedroom is a double room. Situated within easy walking distance of a Nature Reserve. There is a short cut pathway nearby leading to High Brooms Railway Station with direct links to London. Also, a path through to the local industrial estate with various shops. Within walking distance of both Primary and Senior schools. Also on a local bus route to central Tunbridge Wells. We recommend a viewing as soon as possible.

General Description

This delightful property was built in the 1980's and in a small and secluded cul de sac. Ideal for someone who wishes to live near to the town but away from the hub bub of town life. It is beautifully light, and all rooms and bedrooms are a good size. The garden is flat and low maintenance and is reached from the kitchen, where mum or dad can easily keep an eye on the children. The breakfast bar in the kitchen is an added bonus. The property is near to so many facilities and is ideal for first time buyers or small families. The garage has the added bonus of a pitched roof which has a large storage area. Tastefully decorated and just ready to move into!



Ground Floor

Porch

Upvc part glazed front door into porch. Laminate flooring. Storage cupboard housing water and gas meters. Hooks and area for coat storage.

Lounge/Dining room

A nicely presented light and spacious room. Double glazed windows to front. Radiator. Two under stairs storage cupboards. Door leading to kitchen.

First floor

Kitchen

Fully fitted kitchen with low and high level cupboards. Integral gas hob and double oven with fan and light over. Space for washing machine and dishwasher. Attractive black worktops with light in colour tiled splashback. Single stainless steel sink with mixer tap and drainer. Radiator. Attractive black breakfast bar with space for two stools. Space for fridge freezer. Cupboard housing Baxi boiler, which is currently on a maintenance contract. Kitchen windows overlooking rear garden. Part glazed back door leading to garden. Tiled floor.



Master Bedroom

Bedroom to the front of the property that has a large double glazed window. Triple fitted wardrobes with hanging rails and storage. Mirrored doors giving a spacious feeling to the room. Radiator.

Second bedroom

A good sized double bedroom with double glazed window overlooking the rear garden. Radiator. Hatch to loft. Potential for a loft conversion.

Garage

The garage is en bloc and situated near to the property. It has a pitched roof which gives you the added benefit of an extra storage area.

Gardens

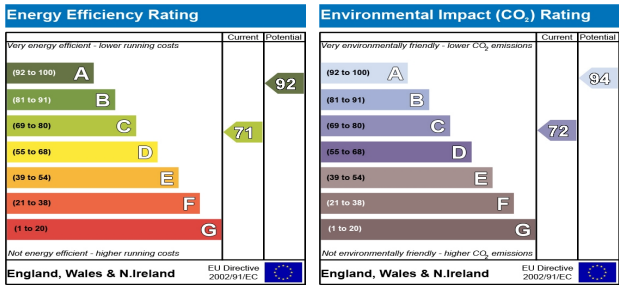
The rear garden is reached from the back door leading from the kitchen. Ideal for keeping an eye on the children! There is a patio area that is ideal for al fresco dining. There is an area of lawn which would be low maintenance. The garden is surrounded by fencing, making it safe for families and adding privacy. There is an outside tap.

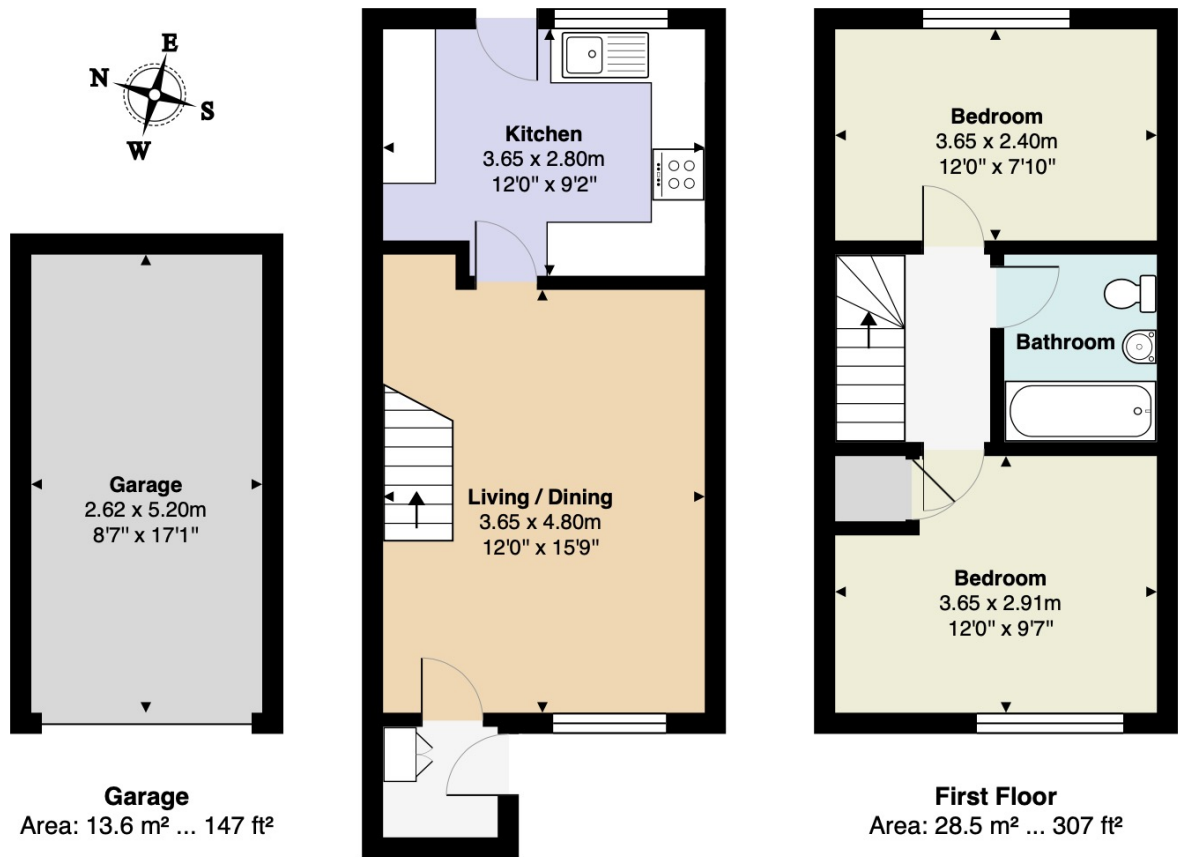
The front garden is laid to lawn and has space for two dustbins to be tucked away.



Family bathroom

Bath with power shower over and glass shower screen. Vanity unit with basin inset.. Low level wc. Stainless steel heated towel rail. Vinyl flooring. Tiling on three walls. Shaving socket.





8 Alder Close, Tunbridge Wells

Total Area: 73.2 m² ... 787 ft²

All measurements are approximate and for display purposes only