



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

Guide Price £680,000 Freehold

- SUPERB QUIET VILLAGE LOCATION
- Immaculate two double bedroom detached bungalow
- Walking distance to the local shop and post office
- Private area of rear gardens with patio.
- Walking distance to the recreation grounds
- A short drive to Tunbridge Wells Town Centre
- A regular bus service within walking distance
- Off road parking for 3/4 cars plus garage
- Detached single garage with pitched roof and electric doors
- NO CHAIN



QUIET PICTURESQUE VILLAGE LOCATION An extremely well presented and quite unique, spacious two double bedroom detached bungalow with off road parking for at least 3 cars and a detached garage, situated in the well sought after village of SPELDHURST. This delightful property sits comfortably on a good sized plot in a cul-de-sac, close to the heart of this beautiful village. The accommodation comprises two double bedrooms a well equipped spacious kitchen/breakfast room, a living/dining room and a good sized bathroom. There is a delightful well screened manageable wrap around rear garden offering ample space for relaxing, with access from the kitchen and from the patio doors leading out from the living room. This charming property exudes plenty of natural light throughout. Early viewing is essential. Gas central heating. Double glazed windows. NO CHAIN.

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

A good space with a built-in cupboard housing the hot water tank and shelving. Radiator. Loft hatch: access to a fully boarded and fully insulated loft with a pitched roof. Drop down ladder for easy access. Power connected.

Kitchen

Window to front. Tiled effect flooring. Door to back garden. Marble effect work top housing a one and a half bowl stainless steel sink unit with drainer. A built-in four ring electric hob with a built-in electric oven below and extractor fan above. Plumbing for a washing machine. Space for fridge freezer. Wall mounted condenser gas boiler. A range of eye level and base units. Door through to a small lobby area leading out into the rear garden.

Lobby Area

Window to rear. Additional door to rear garden.



Living/Dining Area

Window to side and patio doors opening out to rear garden. Fireplace with a gas coal effect living flame inset fire with a wooden surround and mantle. Space for a dining table and chairs. Radiator.

Shower Room

Window to rear. Fully tiled double shower cubicle with a wall mounted gravity shower unit. Handrail. Extractor fan. WC and washbasin to match. Wall mounted chrome ladder style radiator.

Master Bedroom

Window to the front. Built-in double wardrobe. Radiator.

Bedroom Two

Window to rear. Radiator.



Outside

Front Garden

Large driveway to accommodate at least 3 cars. Detached garage with electric doors and a pitched roof. Power connected. A variety of small shrubs and mature plants. Pathway to the front door.

Rear Garden

The wrap around gardens are delightful with plenty of space and easily manageable. Currently mainly laid to lawn with tall fence panel surround. Patio area accessed from the living room. Raised flower beds housing a number of mature shrubs and small trees.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



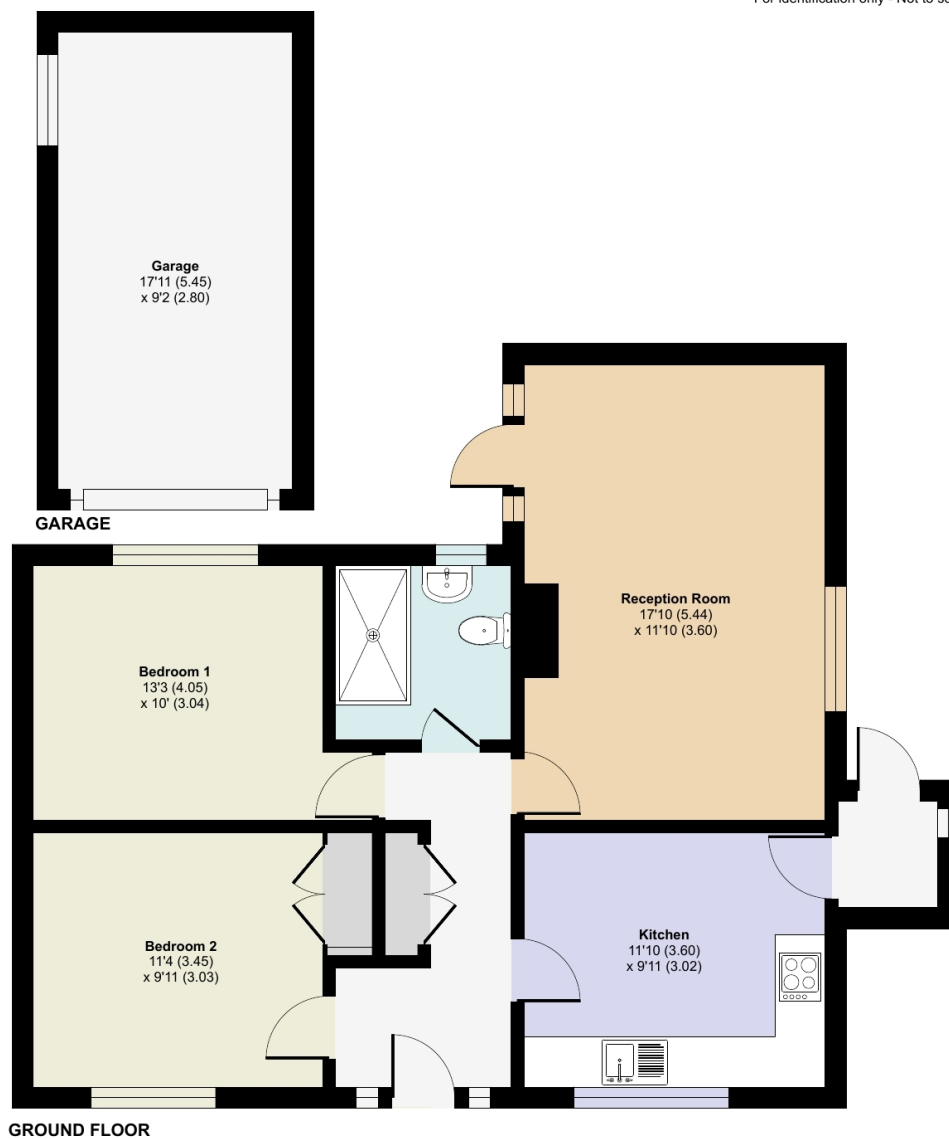
Furzefield Avenue, Speldhurst, Tunbridge Wells, TN3

Approximate Area = 745 sq ft / 69.2 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 909 sq ft / 84.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1167812