



**Little Court, Barden Road, Speldhurst, Tunbridge Wells, Kent, TN3 0PS**

**Guide Price £625,000 Freehold**

- Guide Price £625,000 to £650,000
- Beautifully presented three bedroom family detached home
- Desirable village location
- Downstairs WC
- Off road parking for two cars
- Low maintenance rear garden
- EPC:C
- NO CHAIN





Guide Price £625,000 to £650,000. Beautifully presented three bedroom detached family home situated in the heart of the popular village of Speldhurst. Accommodation consists of hallway, living room, dining room, kitchen and conservatory, whilst on the first floor are three bedrooms and a family bathroom. The property has a low maintenance wrap around rear garden and also comes with those all important off road parking spaces for two cars. The property is in a great countryside location but still within striking distance of Tunbridge Wells and everything the town has to offer. EPC:C. NO CHAIN.

### Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency

### Location

Set in the much sought after village of Speldhurst, the area boasts a local post office and general store, an excellent public house and the well respected Speldhurst Primary School. A short walk from the property is Speldhurst Recreation Ground ideal for picnickers and dog walkers alike. Tunbridge Wells town centre with all its many shopping and entertainment facilities is also within easy striking distance.



### Ground Floor

Walking up a pathway and through a mature well stocked front garden you enter the property into a welcoming hallway. To the right is a cosy, bright and light living room with a built-in storage cupboard and wooden flooring taking you through to the dining room. From here patio doors take you out to the rear garden. Back out into the hallway and you access a fitted kitchen with a range of attractive wall and base units. Also benefitting from a built-in oven and integrated fridge/freezer. A dish washer and washing machine are to remain. A rear door takes you through to an all year round conservatory with heating and door out to the rear garden. Back into the hallway providing very useful downstairs storage and downstairs WC. Stairs up to first floor.

### First Floor

There are three bedrooms, the main one being double aspect and with built in wardrobe, cupboards and airing cupboard. There are two further bedrooms and family bathroom being mostly tiled and comprising bath with shower over, WC and wash hand basin. Back out into the landing and there is loft access.



## Outside

### Front

A pathway takes you up to a well stocked and mature front garden. To the side are those all important off road parking spaces for two cars.

### Rear

The low maintenance mature rear garden wraps itself around the property and provides a patio area ideal for entertaining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		84
C	(69-80)	69	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



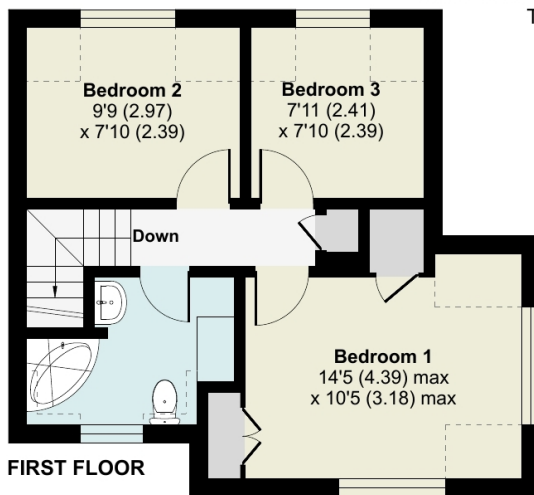
# Barden Road, Tunbridge Wells, TN3

Approximate Area = 881 sq ft / 81.8 sq m

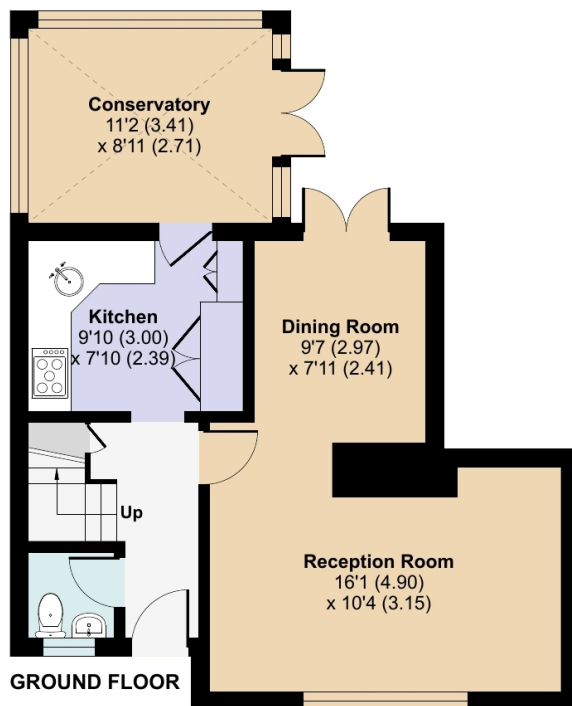
Limited Use Area(s) = 49 sq ft / 4.6 sq m

Total = 930 sq ft / 86.4 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1097831