



**18a Northfields, Speldhurst, Tunbridge Wells, Kent,  
TN3 0PN**

**GUIDE PRICE £560,000 Freehold**

- A POPULAR VILLAGE LOCATION
- A two bedroom detached bungalow
- OFF ROAD PARKING FOR TWO CARS
- Underfloor heating throughout
- Property built in 2012
- A well equipped contemporary design kitchen to include all appliances
- Very large loft area for storage
- Delightful private gardens to the rear
- Very quiet residential no through road
- Walking distance to the shop and post office



A delightful two bedroom bay fronted detached bungalow situated in a quiet cul-de-sac, tucked away discreetly, in the very popular village of SPELDHURST. This lovely property was built in 2012 and benefits from having under floor heating throughout, a well equipped kitchen with a number of contemporary fitted appliances installed, a delightful lounge which spills effortlessly into a large well lit conservatory displaying a vaulted glass roof, overlooking a well manicured private rear garden. The accommodation comprises a living room, conservatory, a kitchen, contemporary bathroom and two good sized bedrooms. There are two off road parking spaces to the front. Double glazed throughout. NO FORWARD CHAIN.

## Viewing Information

To arrange a viewing 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 'new' local village shop, to include a post office. The well respected Junior School and the very popular village recreation ground which is favourable with families of all ages is also only a short walk from the property. 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 and one of the oldest pubs in the South East, both being served well by the local community. Speldhurst is fringed with some stunning countryside walks which are popular with families, dog walkers and ramblers.

## One Floor

### Hallway

A double built-in cupboard for storage. Wall mounted consumer unit. Hanging space for hats and coats. Loft hatch. Pull down concertina style fixed ladder. Fully boarded loft. Power connected. Gas boiler (12 years old).



## **Family Bathroom/Wet Room**

Window to rear. Tiled flooring. Corner shower cubicle with wall mounted gravity shower unit.

Bath, WC to match. Fully integrated wash basin with built in deep drawer below. Wall mounted chrome ladder styles radiator. Extractor fan. Recessed halogen ceiling spotlights.

## **Kitchen**

Window to rear. Tiled flooring. Wood effect work top housing a four ring electric hob and extractor fan above. Built-in eye level electric double oven and grill. Integrated fridge-freezer, dishwasher and washing machine. Stainless steel sink and drainer. A breakfast area with space for a table and chairs. An attractive range of eye level and base units.

## **Living Room**

Open plan through to Conservatory. Recessed ceiling halogen spotlights. Wall lights.

## **Conservatory**

Glass vaulted roof. Double fully glazed patio doors through to rear garden. Custom made blinds to remain.

## **Main Bedroom**

Bay window to front with deep shelf. Built-in triple wardrobe (to remain).



## **Bedroom Two**

Currently used as a dining room. Window to front.

## **Outside**

### **Front Garden**

A large paved driveway for parking. A generous area of lawn with picket fence surround.

### **Rear Garden**

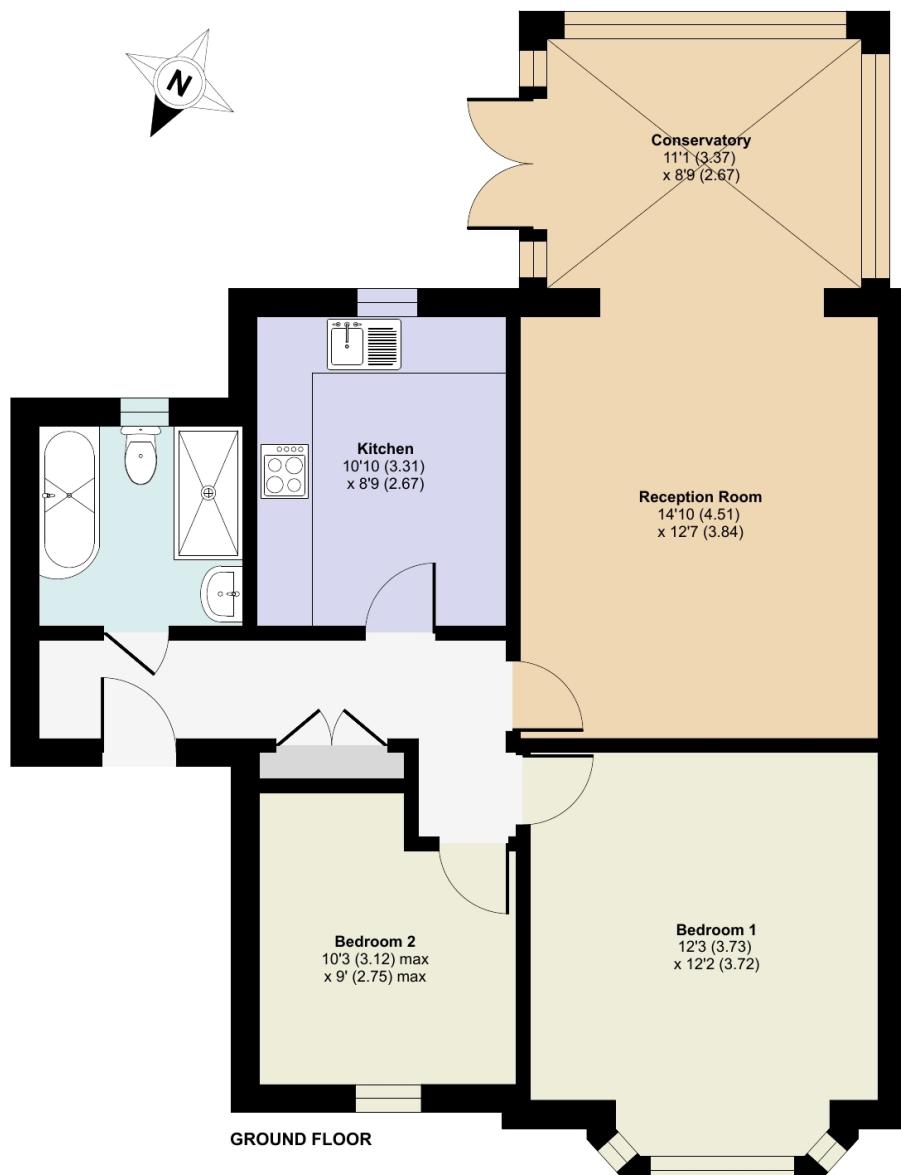
A good sized paved patio flanked with a low brick wall and steps up to a level lawn. Side gated access to front. Wooden fence panel surround with flower beds housing mature shrubs and trees. Outside hose and outside lighting.



## Northfields, Speldhurst, Tunbridge Wells, TN3

Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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