



Cunningham Road, Tunbridge Wells, Kent, TN4 9EW

PRICE RANGE £445,000 Freehold

- PRICE RANGE £445,000 - £455,000
- NICELY PRESENTED THREE BEDROOM DETACHED HOUSE
- TWO BATHROOMS AND A DOWNSTAIRS CLOAK-ROOM
- WALKING DISTANCE TO ST JOHN'S JUNIOR SCHOOL
- WALKING DISTANCE TO THE STATION
- IDEAL FOR HOME WORKERS WITH AN OFFICE/STUDY
- LARGE DRIVEWAY FOR 2 CARS
- QUIET RESIDENTIAL AREA
- NO CHAIN



PRICE RANGE *445,000 - £455,000. * *A WELL PROPORTIONED DETACHED PROPERTY TO SUIT A GROWING FAMILY* This well presented three bedroom detached tile hung property is situated in the extremely popular ST JOHNS residential area of Tunbridge Wells and boasts a good sized corner plot with good sized gardens. The accommodation is spread over two floors with the living/dining room, kitchen, study and cloak room on the ground floor and three bedrooms and two bathrooms (one ensuite) on the first floor. There have only been two owners for this property and it has been well maintained throughout. It has gas central heating installed and all the windows are double glazed and have been replaced throughout. Large driveway. NO CHAIN.

Viewing Information

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

Location

This delightful detached property is situated in a hugely popular residential area within walking distance of St Johns Primary School amongst others in the area. It is also walking distance to the railway station which operates a fast and efficient service to all the London MLS in under the hour. St Johns sport and indoor tennis centre is also close-by. St Johns recreational park is a short distance from the property which is popular with dog walkers and families. It is a short drive from the M25/A21 road link and Tonbridge town centre. Tunbridge Wells shopping centre is also a short drive from the property and there are regular bus services within walking distance of the property. It is walking distance to the popular and award winning 'Hilbert and Grosvenor Park' which is very popular with families. It is situated approximately 100 yards from the popular Woodlands playground.



General Description

This delightful detached family home has so much to offer a growing family and sits comfortably on a corner plot close to a very well respected Junior School and walking distance to the railway station. The large shingle laid driveway has a tall wooden fence panel surround to provide privacy. There are decked steps which lead up to the front door and as you enter the hallway the attractive spindled staircase leads up to the first floor. The living area is bathed in natural light which streams through the many windows which overlook the rear gardens. There is a very well equipped kitchen and a useful study for home workers. This lovely property benefits from having two bathrooms and a downstairs cloak room. The current owner has lived here for many years and has maintained the property internally and externally to a high standard. The delightful well screened, private rear/side gardens are host to a number of well established trees and shrubs.

Ground Floor

Hallway

Wood laminate flooring. Under-stairs cupboard for storage. Stairs to first floor.

Study/Office

Window to front. Wood laminate flooring. radiator.



Cloak Room

Window to side. Tiled flooring. WC with shelf above to match and a washbasin. Radiator.

Kitchen

Window to side. Wood laminate flooring. Wood effect work top housing five ring gas hob with extractor above and built-in electric oven below. Stainless steel sink unit with single drainer. Space for fridge freezer, plumbing for washing machine and dishwasher. Wall mounted combi gas boiler. An attractive range of eye level and base units. .

Living Room

Dual aspect bay windows to front/side. Double patio doors leading out into rear garden. Additional high window to the rear. Recessed halogen ceiling spotlights. Two x Radiators.

First Floor

Landing

Loft hatch. Loft is boarded and well insulated.



Family Bathroom

Window to rear. Tiled flooring. Fully tiled. Three piece bathroom suite comprising a bath with front panelling, a wash basin and WC with shelf above to match. Wall mounted gravity shower above bath with glass screen. Wall mounted chrome ladder radiator.

Main Bedroom

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

Ensuite Shower Room

Window to side. Tiled flooring. Fully tiled throughout. Shower cubicle with wall mounted gravity shower unit. WC and washbasin with shelf above. Wall mounted chrome ladder radiator.

Bedroom Two

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

Bedroom Three

Window to rear. Built-in double wardrobe. Radiator.

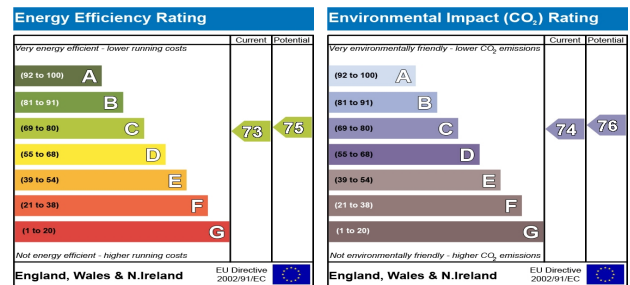
Outside

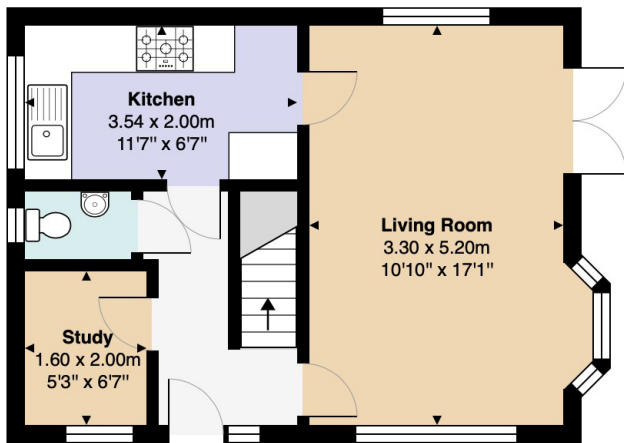
Front Garden

Wood panel surround to provide privacy from the road. Large driveway to accommodate two cars. Decked steps up to the front door. Outside lighting. Gated access to the rear.

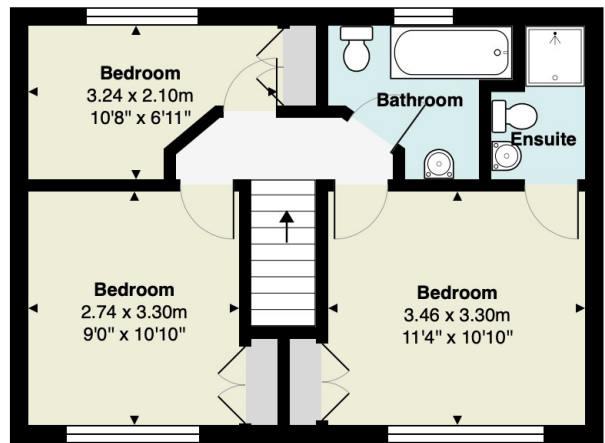
Rear Garden

Fully glazed patio doors to the rear garden. Paved patio area which wraps around the house. Generous lawn bordered with mature hedging and small trees. Tall wood fence panel surround.





Ground Floor
 Area: 36.9 m² ... 397 ft²



First Floor
 Area: 37.6 m² ... 405 ft²

33a Cunningham Rd., Tunbridge Wells TN4 9EW

Total Area: 74.5 m² ... 802 ft²

All measurements are approximate and for display purposes only