



Smythe Close, Tunbridge Wells, Kent, TN4 0TY

Guide Price £950,000 Freehold

- PRICE RANGE £950,000-£975,000
- LOCATION LOCATION LOCATION
- A superb spacious four bedroom detached family home
- Breath taking views overlooking the generous well manicured rear gardens
- Quiet cul-de-sac location
- Large driveway with parking for at least four vehicles
- Double glazed leaded light windows throughout
- On the fringes of beautiful Kent countryside
- Close to excellent Grammar Schools in both Tunbridge Wells and Tonbridge
- NO CHAIN



PRICE RANGE £950,000 - £975,000**STUNNING PRIVATE REAR GARDENS A very well presented four double bedroom detached family home in need of a little updating, is situated in a very popular residential area. It is tucked neatly away in a tree lined cul-de-sac, close to Bidborough village and sits proudly, set back from the road displaying a very large driveway to accommodate at least 4 cars. This beautiful home boasts the most magnificent well manicured gardens to the rear, ideal for families and has been extended to the side to create a good sized family home. The accommodation is spread over two floors and comprises a living room, kitchen/breakfast room, cloakroom and dining room on the ground floor and four double bedrooms and two bathrooms (one ensuite) on the first floor. This would be an amazing home to suit a growing family who love to be near the countryside, embracing village and country life to the full whilst being a short drive to both Tunbridge Wells and Tonbridge town centres. NO CHAIN.

Viewing Information

To arrange a viewing please contact Jenny Ireland at Mother Goose Estate Agents.



Location

This delightful family home is situated on the edge of Bidborough village which is an idyllic and pretty village lying to the North of Tunbridge Wells and the South of Tonbridge, so ideally placed for both towns shopping and leisure facilities. Also both towns provide a fast and reliable train service to both London and the Coast. The M25/A21 road link is also close by. The property is just a short walk away from the village centre with a local shop, local refurbished village pub/restaurant, church and well regarded primary school. The village has a thriving community feel to it and benefits from being close to open countryside and sprawling woodlands, ideal for dog walkers and ramblers alike. Southborough village centre is also a short distance from the property which has a variety of shops and restaurants for all age groups. Both High Brooms and Tonbridge railway stations are a short drive from the property which offer a fast rail service to all London MLS in less than an hour.

Ground Floor

Covered Porch

Linoleum flooring. Fitted shelf and Radiator.



Hallway

Under stairs storage. Stairs to first floor. Radiator.

Living Room

Double aspect to front and rear with a bay window to the front and additional windows to the rear. Open brick fireplace with stone surround and a wooden mantle above. Two radiators. Curved hatch through to the kitchen.

Cloak Room

Tiled flooring. Extractor fan. WC and wash basin.

Kitchen

Window to rear. Additional glazed back door to rear garden. Tiled effect flooring. Work top housing a sink and drainer. Neff integrated dishwasher, washing machine, fridge freezer and tumble dryer. Built-in eye level microwave oven with an additional electric oven below. Built-in five ring gas hob with extractor above. An attractive range of eye level and base units with an additional cupboard for storage. Breakfast area with a space for a table and 4 chairs. Recessed halogen spotlights.



Dining Room

Large bay to the front with custom built curved radiator below. Sliding hatch to kitchen. Radiator.

First Floor

Landing

Loft hatch to attic space.

Main Bedroom

Window to front. Radiator.

Ensuite Shower Room

Window to rear. Tiled flooring. Corner fully tiled shower cubicle with a wall mounted gravity shower unit. Partly integrated sink with built-in vanity unit below. Extractor fan. Radiator.

Bedroom Two

Window to rear. Radiator.

Bedroom Three

Window to front. Radiator.



Bedroom Four

Window to rear. Radiator.

Family Bathroom

Window to front. Tiled flooring. Three piece bathroom suite comprising a bath with a wall mounted gravity shower above. Recessed shelving with a sunken mirror and fitted lighting above. Wash basin and WC to match. Wall mounted heated towel rail.

Outside

Front

A large area divided by lawns and a very wide driveway to accommodate at least 4 cars. A single garage with electric doors. Additional access from the rear garden.

Rear Garden

A real feature of this property! A magnificent display of well established flower beds housing an abundance of mature shrubs and trees. A well manicured good sized lawn with steps up to a large patio area. Copper beech hedging to one side with additional tall wooden fence panel surround to create privacy. Out side tap and lighting. Two sheds to remain. Side access to the front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	72	
(55-65)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Approximate Area = 1628 sq ft / 151.2 sq m

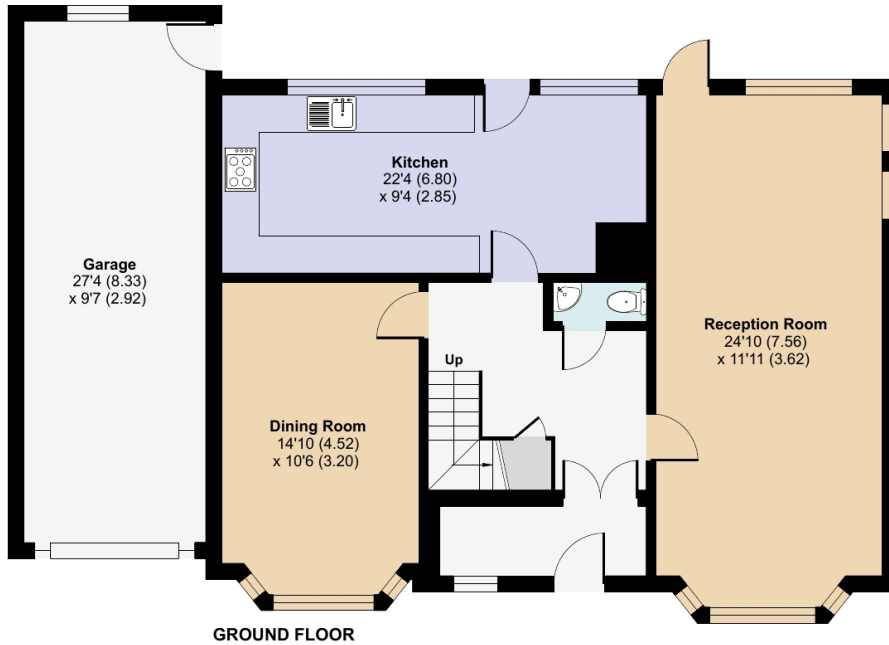
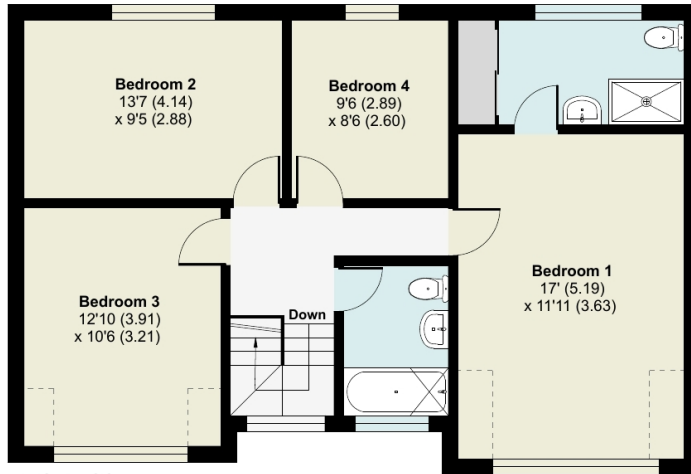
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 1916 sq ft / 177.9 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). © nchecom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1148645