



Sold STC

Barnetts Way, Tunbridge Wells, Kent, TN4 9DW

Price Range £425,000 Freehold

- PRICE RANGE £425,000 - £450,000
- A three bedroom semi-detached family home
- In need of modernisation throughout
- Very quiet residential no through road
- Stunning well established rear garden
- Delightful summer house to include garden furniture
- Off road parking for at least two cars
- Single garage with access from both front and rear garden
- NO FORWARD CHAIN
- OPEN HOUSE SAT 18TH MAY 11.00AM - 1.00PM. APPTS ONLY.



PRICE RANGE 425,000 - £450,000. A wonderful opportunity to buy a well proportioned three bedroom semi-detached home in need of modernisation, with a single garage and off road parking for at least two cars. This delightful family home is situated in a very quiet cul-de-sac within easy reach of well respected local schools. It is a short walk to the railway station for London commuters and a short walk from some beautiful woodland walks nearby. The accommodation is spread over two floors comprising a kitchen, dining room, living room and a cloakroom on the ground floor and three bedrooms and a family bathroom on the first floor. There is a stunning very private well established rear garden which is abundant with mature shrubs and plants to include a charming summer house and a very useful green house. **NO FORWARD CHAIN.**



Viewing Information

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

Location

This property is situated in a popular area of Tunbridge Wells close to local shops and amenities and being a short drive from High Brooms and Tonbridge MLS. Tunbridge Wells with its excellent shopping centre and array of cafe's, bars and restaurants is also a short drive from this property. It is walking distance to well respected schools in the area and a short walk also from the lovely woodland walks close-by.

Ground Floor

Hallway

Stairs to the first floor. Radiator.



Cloak Room

Window to the front. Wash basin with a WC to match. Radiator.

Dining Room

Window to the side. Archway through to the kitchen. Under-stairs cupboard for storage. Radiator.

Kitchen

Window to front. Fully glazed door to outside. Work top housing a sink and drainer. Free standing electric cooker with a four ring electric hob (to remain). Washing machine to remain. Fridge freezer (to remain). Wall mounted gas boiler (serviced regularly). Range of eye level and base units.

Living Room

Window to rear. Fully glazed patio door to rear garden. radiator.



First Floor

Landing

Loft access. Built-in cupboard housing hot water tank.

Main Bedroom

Two large windows to the rear. Built-in wardrobe. Radiator.

Bedroom Two

Window to front. Fitted wardrobe. Radiator.

Bedroom Three

Window to front. Radiator.

Family Bathroom

Window to side (obscured). Three piece bathroom suite comprising a bath, wash basin and a WC to match. Radiator.



Outside

Front Garden

A hard standing Tandem style driveway to accommodate at least two cars. Single garage with hinged doors. Large well manicured area which is abundant with mature shrubs and small trees. Pathway to front door.

Rear Garden

Access through garage or from the living room. A good sized patio area with ample space for a table and chairs. Steps up to a lawn leading to a delightful Summer House of wooden construction (to include garden furniture if required). A fully glazed lean to greenhouse (to remain). Outside tap. Flood light. Wood panel surround.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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



Barnetts Way, Tunbridge Wells, TN4

Approximate Area = 934 sq ft / 86.7 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1094 sq ft / 101.5 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: 1123815