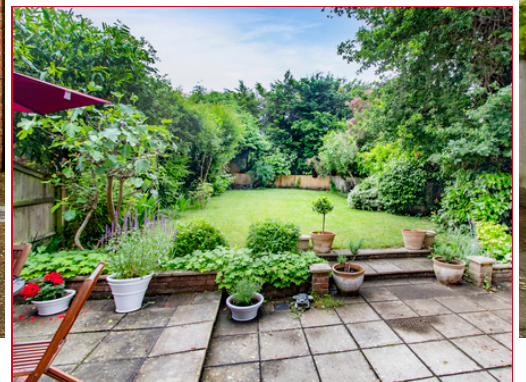




**Rookley Close, Tunbridge Wells, Kent, TN2 4TS**

**PRICE RANGE £585,000 Freehold**

- OPEN DAY \* SAT 3RD JULY \* BY APPOINTMENT ONLY
- PRICE RANGE £585,000 - £600,000
- FOUR BEDROOM TOWN HOUSE ON THREE LEVELS
- IDEAL FOR FAMILIES
- WARM AIR HEATING CURRENTLY IN PLACE WITH FULL SERVICE HISTORY AVAILABLE
- SCOPE TO EXTEND TO THE SIDE OF THE PROPERTY
- TOTAL SQUARE FEET : 1513 TOTAL SQUARE METRES : 140
- STUNNING LEVEL REAR GARDEN
- FANTASTIC LOCATION WALKING DISTANCE TO DUNORLAN PARK
- INTEGRAL GARAGE WITH SPACE FOR AT LEAST 2/3 CARS



**\*SUPERB LOCATION CLOSE TO DUNORLAN PARK\* : PRICE RANGE £585,000 - £600,000.** This nicely presented four bedroom three storey town house is situated within a stones throw of the stunning \* Dunorlan Park\* and walking distance from the railway station. The accommodation is spread comfortably over three levels with the kitchen, Dining room, Utility room, snug/office and cloak room on the ground level, on the first level there is a bedroom, a family bathroom and the large living area and there are three further bedrooms on the second floor. The private well manicured and well maintained level rear garden is a real feature of this property. There is a fantastic opportunity to extend this property to the side if required. Double glazed throughout.

### Viewing Information

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

### Location

This property sits in a quiet cul-de-sac within walking distance of the beautiful Dunorlan Park which is famous for its stunning grounds and boating lake. A perfect family day out! The railway station is also a short walk from the property offering a regular fast service to all the MLS in under the hour. St Peters Primary School is close-by as is Tunbridge Wells Town Centre which offers a variety of shopping facilities to also include an array of shops with high street labels, restaurants and theatres. There is a general store and a post office within a short walk of the property.



## General Description

\*LOCATION LOCATION LOCATION\* New to market is this well presented, well proportioned and spacious family home on three levels to suit a growing family who enjoy the outdoor life since the stunning Dunorlan Park is close-by with all its boating facilities and lovely grounds for all to enjoy. This delightful property boasts generous accommodation spread evenly over the three floors allowing complete versatility throughout. The wide hallways and doorways create a comfortable feeling of space and light flows generously in and out of each room aided by the very large number of windows displayed overall. There is a relaxing and tranquil aspect to the rear of the property through the kitchen and into the lovely private rear garden which offers so much space for a growing family. The garden is well screened with tall wooden fence panels and there is an abundance of mature trees and shrubs. There is tremendous scope to extend to the side to create even more living space. VIEWING IS ESSENTIAL.

## Ground Level

### Hallway

Parquet flooring with coconut matting at the entrance.

### Cloak Room

Window to front. WC with wash basin to match.



## Study/snug/office

Double patio full glazed windows over looking rear garden.

## Dining Room

Windows to front. Wood flooring. Built-in Cupboard.

## Kitchen

Window to rear. Tiled flooring. Speckled work top housing a one and a half bowl stainless steel sink unit. Built-in electric oven with gas hob above and extractor fan. Space for Fridge Freezer. Dishwasher to remain. Attractive range of eye level and base units for storage. Doorway to utility room.

## Utility Room

Window to rear. Tiled flooring. Door to rear garden. Plumbing for washing machine. Wall mounted eye level and base units. Integral door to a good sized garage.

## First Floor

### Family Bathroom

Windows to front. Three piece bathroom suite comprising a panelled bath with a wall mounted shower unit. A wash basin and WC to match. Part tiled.

### Bedroom Three

Bay fronted with shelf below. Wood flooring.



## Living Room

Large wall to wall windows to the rear over-looking the delightful rear garden. Wood effect flooring. Stairs to ground floor.

## Second Floor

### Landing

Built-in cupboard housing hot water tank. Stairs to first floor.

### Bedroom One

Window to front. Wood flooring. Built-in double wardrobes. Additional built-in wardrobe.

### Bedroom Two

Window to rear. Wood flooring. Built-in double wardrobe.

### Bedroom Four

Window to front. Wood flooring.

## Outside

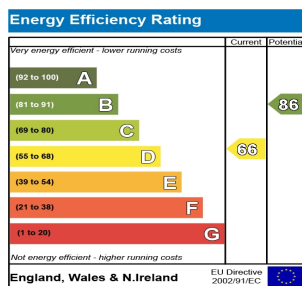
### Front Garden

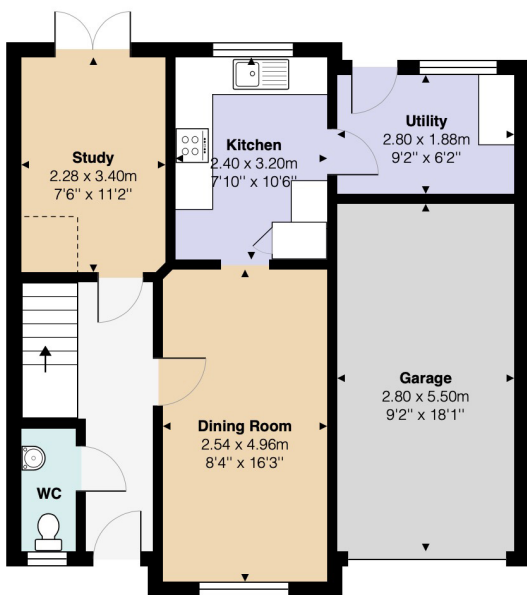
Large driveway with space for at least 2 Cars with an area of lawn. Gated access to front.



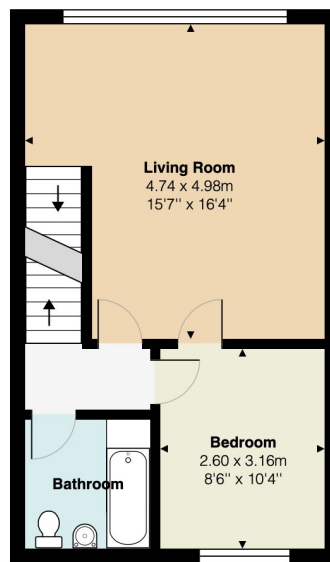
## Rear Garden

A very private area with excellent space for families to enjoy. A large paved patio area perfect for dining. Steps up to a large lawn which is bordered with a variety of mature shrubs and trees. Outside lighting and tap. Gated access to the front.

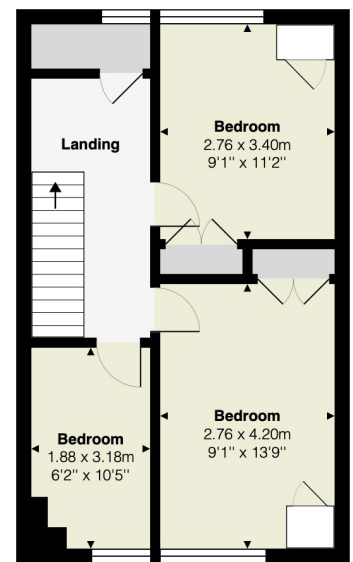




**Ground Floor**  
Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>



**First Floor**  
Area: 39.3 m<sup>2</sup> ... 423 ft<sup>2</sup>



**Second Floor**  
Area: 39.8 m<sup>2</sup> ... 429 ft<sup>2</sup>

**8 Rookley Close, Tunbridge Wells TN2 4TS**

Total Area: 140.6 m<sup>2</sup> ... 1513 ft<sup>2</sup>

All measurements are approximate and for display purposes only