



**Blackthorn Avenue, Tunbridge Wells,**

**Offers in Excess of £350,000 Freehold**

- Beautifully presented two bedroom home
- Open plan living area
- Two double bedrooms
- Two off road parking spaces
- South facing rear garden
- Popular residential area
- A real must see property!
- EPC:C





Beautifully presented two bedroom home situated in this popular, quiet residential location close to Barnetts Wood nature reserve, High Brooms train station and a short walk to the Tunbridge Wells retail outlet. Accommodation includes bright and light living/dining room and fitted kitchen downstairs whilst upstairs are two double bedrooms and a family bathroom. Additionally there is a good size south facing, private and secure garden with shed to remain. A real benefit to this property is that all important off road parking space to the front and an additional space in the shared parking area. A real must see property! EPC:C

### Viewing Information

To view this property please contact David Waight at Mother Goose Estate Agency

### Location

Situated in a popular residential location close to High Brooms train station and a wide range of desirable schools. Also a short walk to Tunbridge Wells retail outlet. The property benefits from quick and easy access to Barnetts Wood nature reserve being popular with ramblers and dog walkers alike.



### Ground Floor

This beautiful house is set back from the road by a brick paved driveway providing an off road parking space. As you enter the front door you are immediately struck by how light and bright the welcoming downstairs living space feels. Immediately to your right is a very useful storage cupboard ideal for shoes, coats etc. From here you step into a lovely stylish fitted kitchen boasting a range of attractive wall and base units. There is a built in fridge, freezer, oven and washing machine to remain. From here you step into a welcoming living/dining again bathed in light from the patio doors that lead out to the south facing rear garden.

### First Floor

Stairs lead up to the first floor providing two double bedrooms, one with some overstairs storage and a modern contemporary family bathroom with a shower over the bath, wc and wash hand basin. The landing area allows access to useful loft space.



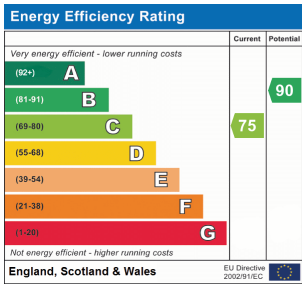
Outside

Front Garden

Bock brick driveway provides that all important off road parking space with an additional space in the shared parking area to the side pf the property.

Rear Garden

A real feature of this home is the family friendly south facing rear garden. There is a patio area immediately adjacent to the house being ideal for entertaining and taking a cold a drink at the end of the day. The garden is mainly laid to lawn with a shed at the rear to remain.

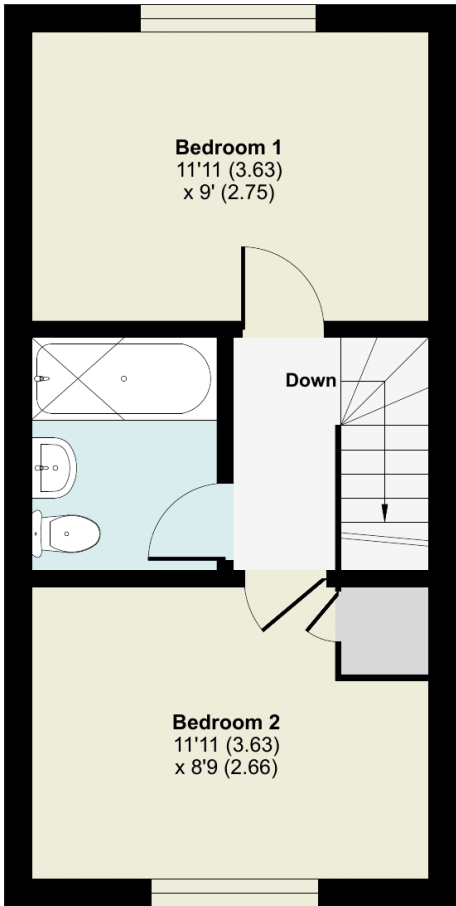


Blackthorn Avenue, Tunbridge Wells, TN4

Approximate Area = 600 sq ft / 55.7 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR