

Woodview

Furzefield Avenue • Speldhurst • Tunbridge Wells • Kent • TN3 0LD



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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Kings Estates are proud to offer this three/four bedroom detached house with large garden on a popular road in the heart of the village, with potential to create a lovely family home with no onward chain situated on a plot of approximately 0.25 acres (tbv).

- 4 Bedrooms
- Detached House in Sought After Position
- Considered Suitable For Extension (STPP)
- Plot Of Approximately 0.25 acres (tbv)
 - Large Private Garden
 - Off Road Parking
- Located In The Centre Of The Village
- Walking Distance of the Village Shop & Primary School
 - No Onward Chain!
- Viewing Highly Recommended

EPC Rating: E



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DESCRIPTION

Kings Estates are proud to offer this three/four-bedroom detached house with large garden on a popular road in the heart of the village, with potential to create a lovely family home with no onward chain situated on a plot of approximately 0.25 acres (tbv).

SITUATION

The property occupies an enviable position in the centre of the village. Speldhurst has a Church, popular Primary School, Public House, Post Office and Village Hall.

It is well placed for the commuter being within easy reach of Tonbridge and Tunbridge Wells and both towns offer a full complement of shops, amenities and bars and restaurants. Tonbridge mainline railway station is approximately 5 miles distant and offers frequent trains into London (Charing Cross, Waterloo, London Bridge and Cannon Street) in approximately forty minutes.

The area is renowned for its schools whether in the state or private sector at both primary and secondary levels.

ACCOMMODATION

GROUND FLOOR

HALL

Doors to all rooms, ceiling mounted light, stairs to first floor.

SITTING ROOM

Front aspect windows, feature fireplace with hearth and surround, ceiling mounted light, door to:

KITCHEN/DINER

Fitted kitchen with a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset sink with mixer tap and drainer. Space for cooker and fridge freezer. Two doors to garden. Ceiling mounted light.

DINING ROOM / BEDROOM 4

Side aspect window, ceiling mounted light, door to:

UTILITY ROOM

Rear aspect window, pedestal wash hand basin, low level WC, space and plumbing for washing machine. Ceiling mounted light.

MASTER BEDROOM

Front aspect window, ceiling mounted light.

FAMILY BATHROOM

Rear aspect frosted window, white suite comprising panel enclosed bath with shower and screen over, low level WC, vanity unit mounted wash hand basin, fully tiled walls. Built in cupboard.



FIRST FLOOR

LANDING

Doors to both rooms, ceiling mounted light.

BEDROOM 2

Dual aspect room with windows to front and rear aspect, ceiling mounted light.

BEDROOM 3

Rear aspect window, built in cupboard, ceiling mounted light.

OUTSIDE

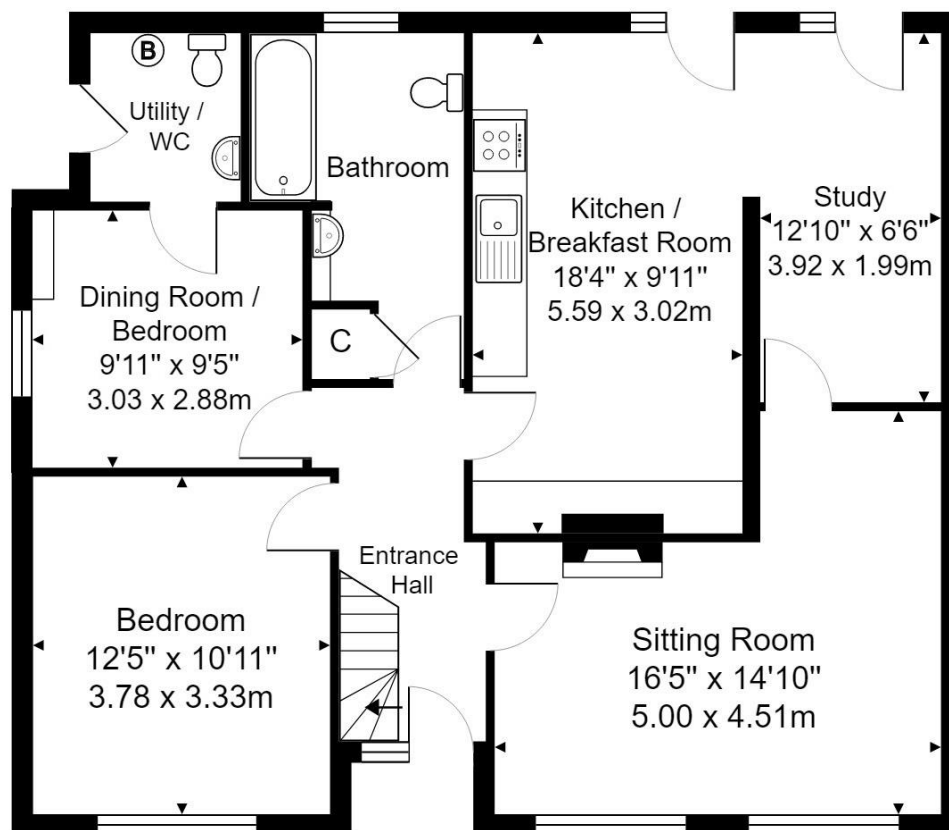
To the front of the house there is a small garden which is mainly laid to lawn with shrub borders and a driveway with parking space.

The rear garden is a particular attraction of the house. Mainly laid to lawn with mature shrub and trees borders providing privacy. The garden also boasts a shed, log store and external office which has power.

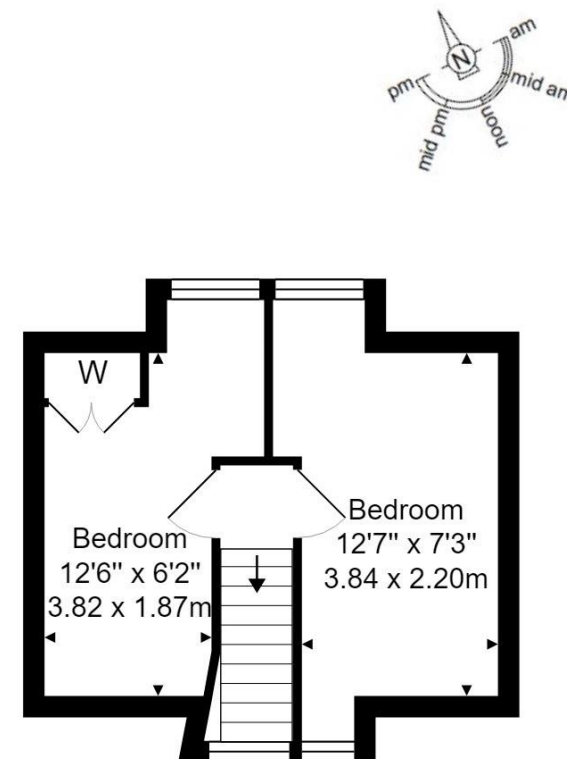
OTHER INFORMATION

Council Tax Band - E - £2149.17pa for the year 2019/20





Ground Floor



First Floor

Approx. Gross Internal Area 1161 sq. ft / 107.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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