

11 Leneda Drive

Tunbridge Wells • TN2 5RJ



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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Kings Estates are proud to offer this three bedroom detached and extended family home with West facing rear garden, off road parking and garage, close to The Pantiles. No Onward Chain!

- Detached Family Home
 - Three Bedrooms
 - Extended
- Spacious Living Accommodation
 - Two Bathrooms
 - West Facing Garden
- Garage & Driveway Providing Off Road Parking
 - Close to The Pantiles & High Street
 - Popular South Side of Tunbridge Wells
 - No Onward Chain!

EPC Rating: D



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www.kings-estates.co.uk



DESCRIPTION

Kings Estates are proud to offer this three bedroom detached and extended family home with West facing rear garden, off road parking and garage, close to The Pantiles.

LOCATION

Broadmead is a popular residential location within a quarter of a miles walking distance of a large Sainsburys superstore. A further three quarter of a miles distance you will find the historic Pantiles famous for its pavement cafes, restaurants and bars. A little further on you will find the old High Street with its independent boutiques and jewellers and approximately 1.5 miles from this property is Tunbridge Wells mainline railway station with commuter links to London, Charing Cross and the Kent coast. There is a local bus stop linking with the town and a selection of local schools catering for a wide range of age groups with recreational facilities including a golf course, tennis club, rugby club and a selection of parks and easy access to neighbouring countryside.

ENTRANCE HALL

Ceiling mounted spotlights, doors to all rooms, stairs to first floor with under-stairs storage cupboard.

SITTING ROOM

Front aspect window, side aspect window, coal effect gas fire with heart and surround, double doors opening to:

DINING ROOM

Rear aspect sliding door opening to garden, ceiling mounted light.

KITCHEN/BREAKFAST ROOM

Dual aspect room with side and rear aspect windows, side aspect door. Modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset 1 & 1/2 bowl sink with mixer tap and drainer, integrated appliances including double oven, washing machine, dishwasher, four ring gas hob with extractor hood over, fridge/freezer, ceiling mounted spotlight. Door to dining room.

CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin, ceiling mounted light.

FIRST FLOOR

LANDING

Side aspect window, doors to all rooms, airing cupboard, ceiling mounted spotlights.

BEDROOM 1

Rear aspect window, ceiling mounted light, door to:

ENSUITE

Rear aspect frosted window, corner shower cubicle, wall mounted wash hand basin with mixer tap, recessed ceiling mounted spotlights.



BEDROOM 2

Front aspect window, ceiling mounted light, built-in wardrobes.

BEDROOM 3

Front aspect window, built-in cupboard, ceiling mounted light.

BATHROOM

Rear aspect frosted window, white suite comprising panel enclosed bath with mixer tap and shower and screen over, a range of bathroom cupboards with integrated, wash hand basin with mixer tap and low level WC, recessed ceiling mounted spotlights, chrome heated ladder style towel rail.

GARDEN

The West facing rear garden is mainly laid to lawn, with two patio areas and flower bed borders. There is also a gate and path providing side access.

GARAGE

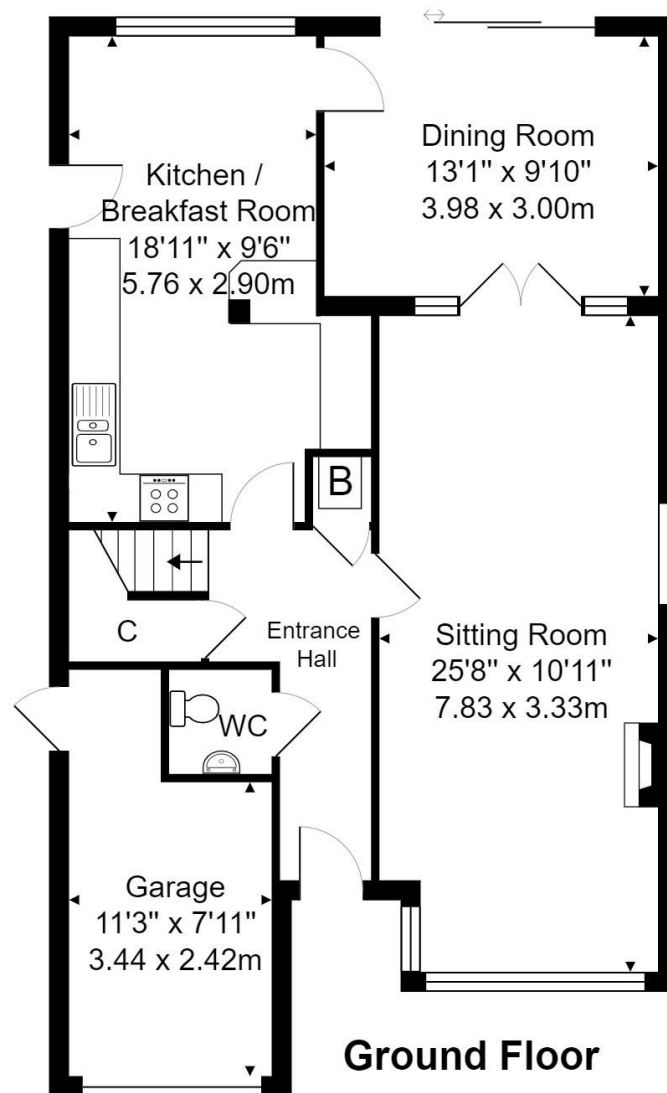
There is an attached garage with power and light.

OTHER INFORMATION

COUNCIL TAX BAND - F - £2,717.06 for the year 2020/21 (Tunbridge Wells Borough Council)

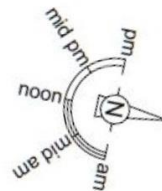
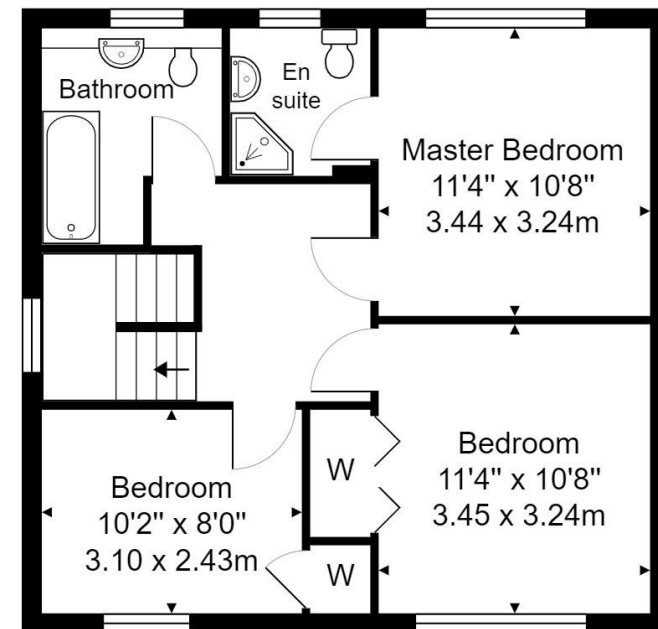


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House Approx. Gross Internal Area
1296 sq. ft / 120.4 sq. m

Approx. Gross Internal Area
(Includes Garage)
1403 sq. ft / 130.3 sq. m



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