

13 Delves Avenue

Tunbridge Wells • Kent • TN2 5DP





KINGSESTATES

PROFESSIONALS IN PROPERTY

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Kings Estates are proud to offer this well presented three-bedroom detached bungalow with off road parking set in a convenient position on the south of the town within easy reach of Claremont Primary School and the town centre, conveniently located just 5 minutes away from the cricket and tennis club.

- Detached Bungalow
- Three Bedrooms
- Good Sized Rear Garden
- Off Road Parking To The Front And Rear
 - Light & Airy
 - Corner Plot
- Situated In The Popular Farmcombe Area
- Only 0.7 miles to Tunbridge Wells Station
 - Only 0.8 Miles To The Pantiles
 - No Onward Chain!

EPC Rating: D



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www.kings-estates.co.uk



DESCRIPTION

Kings Estates are proud to offer this well presented three-bedroom detached bungalow with off road parking set in a convenient position on the south of the town within easy reach of Claremont Primary School and the town centre, conveniently located just 5 minutes away from the cricket and tennis club.

The property enjoys an entrance hallway, three bedrooms, living room/dining room, modern kitchen with appliances, family bathroom with shower and bath and separate WC. Externally there is a beautiful rear garden being mainly laid to lawn. The property also further benefits a large driveway providing plentiful off road parking for several vehicles to the front and a second secure off road parking space to the rear.

LOCATION

This superbly positioned bungalow is situated in an enviable location in one of the town's most sought-after areas, being within very close proximity of Claremont primary school and convenient for the amenities on the south side of Tunbridge Wells including the High Street and Pantiles areas and the open spaces of the Common and the mainline station, which offers commuter services to London in under an hour. There are more extensive shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct, which is about a mile distant. The area is generally well served with a range of sport, leisure and recreational facilities, as well as highly regarded state and independent schools for all age groups.

ACCOMMODATION

GROUND FLOOR

HALL

Doors to all rooms, ceiling mounted light, loft hatch, built-in cupboard.

CLOAKROOM

Front aspect window, suite comprising low level WC and corner wash hand basin, ceiling mounted light.

SITTING/DINING ROOM

Open plan dual aspect room with windows to rear and side aspect and doors opening to the garden. Ceiling and wall mounted light. Gas fire with hearth and surround. Door to:

KITCHEN

Dual aspect room with window to rear and side aspect. 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 oven, four ring gas hob with extractor hood over, space and plumbing for washing machine, fridge/freezer and dishwasher. Built in pantry/airing cupboard, ceiling mounted spotlights.

MASTER BEDROOM

Front aspect bay window, a range of fitted bedroom furniture, ceiling mounted light.



BEDROOM 2

Side aspect window, ceiling mounted light.

BEDROOM 3

Side aspect window, ceiling mounted light.

BATHROOM

Side aspect window, fully tiled bathroom with tile enclosed bath with mixer tap and attachment, built-in shower cubicle, vanity unit mounted wash hand basin with mixer tap, heated ladder style towel rail, ceiling mounted lights.

LEAN TO CONSERVATORY

OUTSIDE

To the front of the property there is a driveway providing off road parking.

To the rear the garden is mainly laid to lawn with mature shrub borders. There is also an extra parking area with side access gates and a brick built shed.

To the side there is a gate providing access to a small additional patio area and shed.

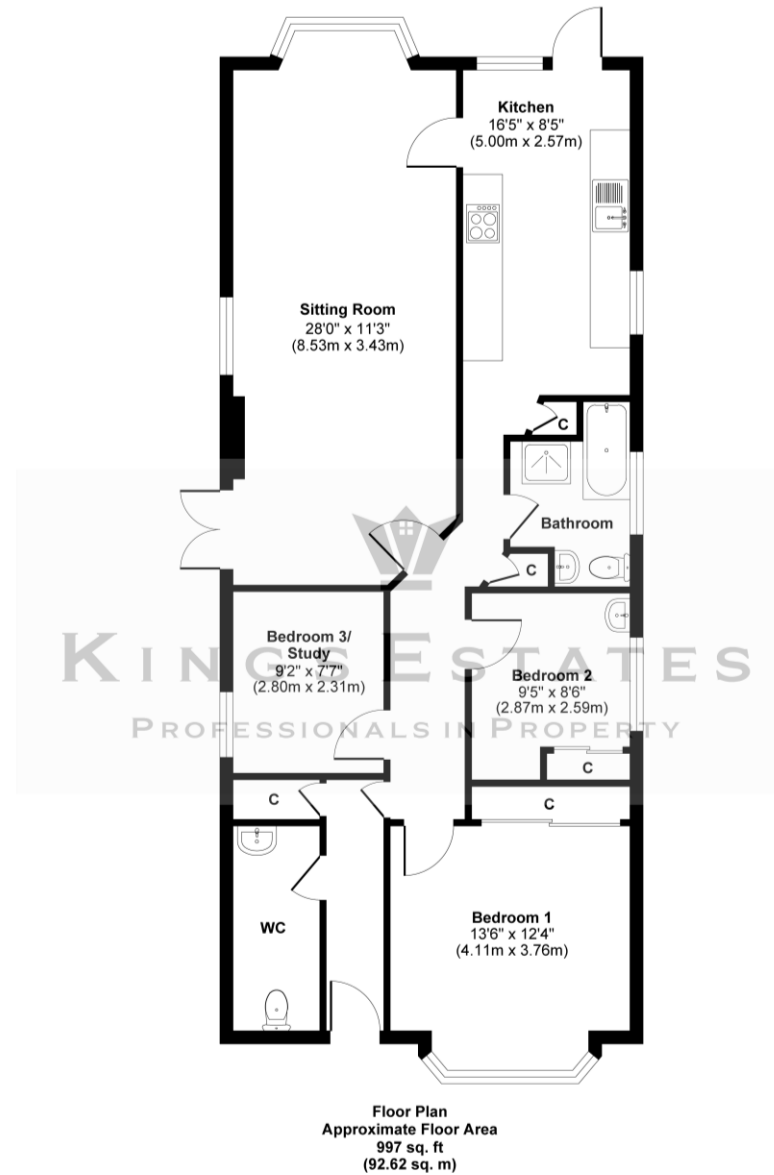
OTHER INFORMATION

COUNCIL TAX BAND - £2,214.21pa for the year 2019/20 (Tunbridge Wells Borough Council)



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



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