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13 Hawkenbury Close, Tunbridge Wells, TN2 5BL

£680,000



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A beautifully presented and substantially extended four-bedroom family home, ideally situated in the highly sought-after Hawkenbury area. Just a minute's walk from the highly regarded Ofsted Outstanding St Peter's Primary School, the property offers spacious, modern living, driveway parking for three vehicles, a garage, and a private rear garden.

Location

This property is situated within a quiet and peaceful cul-de-sac and is regarded as a highly sought-after residential address combining leafy tranquillity with excellent accessibility. Located just over a mile from the town centre and mainline station, it offers an ideal balance for families and commuters, with direct trains to London in under an hour. The area is known for its attractive detached and semi-detached homes, mature gardens, and strong community feel, while being within walking distance of the much-loved Dunorlan Park & Hawkenbury Park with a variety of amenities including Football Pitch, Basketball Courts, Tennis Court, Playground, Outside Gym and more.

Residents enjoy proximity to well-regarded schools, including the 'Outstanding' Ofsted Rated St Peter's Primary located just a stones throw from the property and local grammar options, along with a wealth of amenities in Royal Tunbridge Wells—from boutique shopping at The Pantiles to cultural venues like the Assembly Hall Theatre. Picturesque green spaces, historic landmarks and a vibrant calendar of events ensure there's always something to enjoy, while rising property values underline its enduring appeal. Hawkenbury Close Road offers a lifestyle that blends peace, prestige and convenience in one of Kent's most desirable locations.

Description

The property is entered via a welcoming porch, leading into a bright and spacious entrance hall. Featuring contemporary décor, attractive wooden flooring, and a floor-to-ceiling window spanning the ground and first floors, the hallway is flooded with natural light. A convenient cloakroom with a WC and wash hand basin is also located off the hall.

At the heart of the home is the superb open-plan kitchen and dining room. Finished in neutral tones with wooden flooring, this impressive space enjoys large windows and sliding patio doors opening directly onto the rear garden. The dining area provides ample space for entertaining while also benefiting from pleasant views to the front of the property.

The modern kitchen is fitted with stylish grey shaker-style units complemented by wood-effect worktops and includes an integrated oven and hob, American-style fridge/freezer, washing machine, dishwasher, and tumble dryer.

The spacious living room provides an ideal space to relax, featuring neutral décor, fitted carpeting, and patio doors leading directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

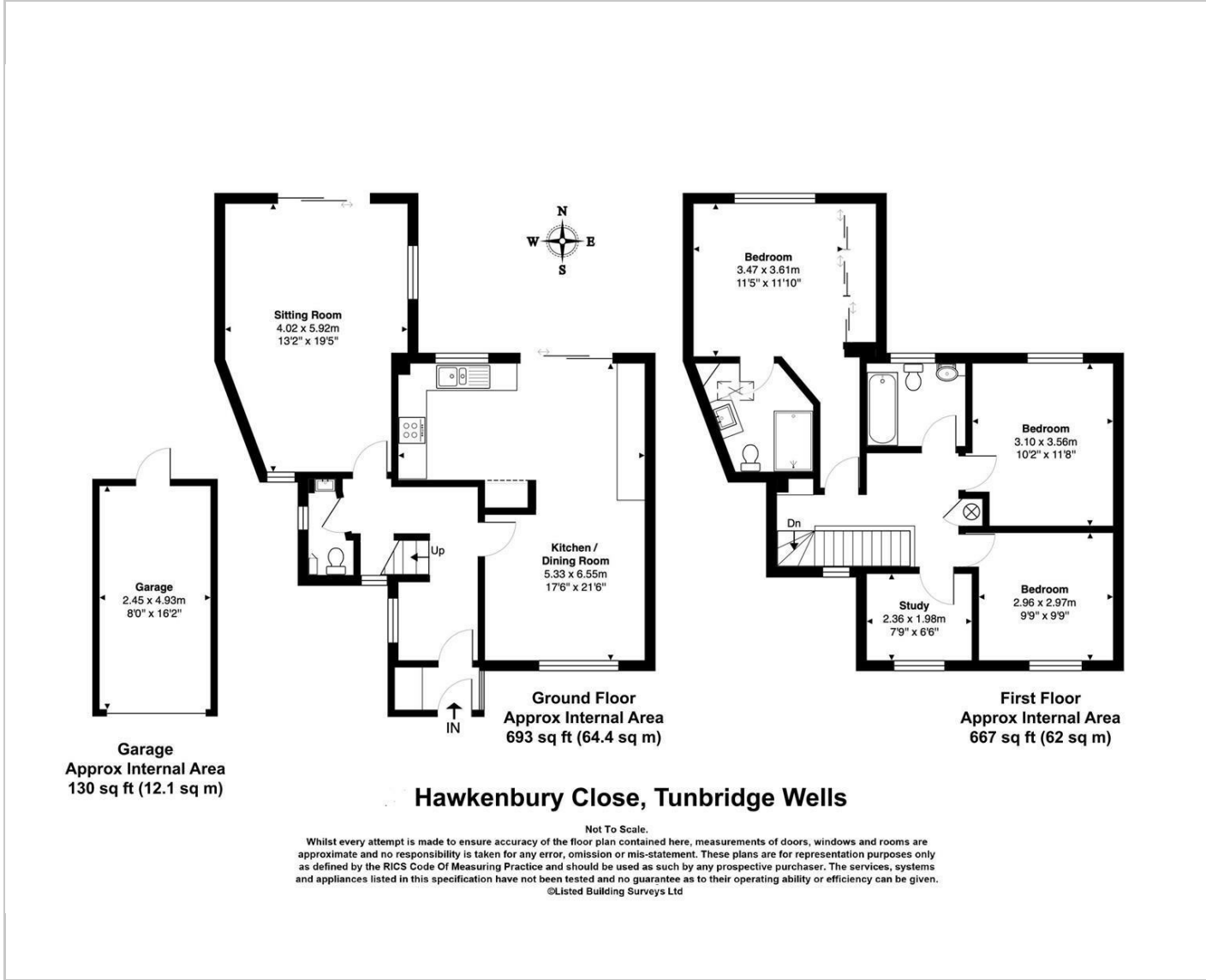
The first floor offers four well-proportioned bedrooms, comprising three generous double bedrooms and a large single bedroom. The principal bedroom enjoys attractive views over the rear garden and Hawkenbury Park and benefits from fitted wardrobes and a contemporary en-suite shower room with a walk-in shower, vanity unit with wash hand basin, and WC. The second bedroom also includes fitted wardrobes, while the remaining bedrooms are tastefully decorated in neutral tones.

The family bathroom is finished with attractive cream stone-effect tiling and comprises a white suite including a bath with shower attachment, wash hand basin, and WC.

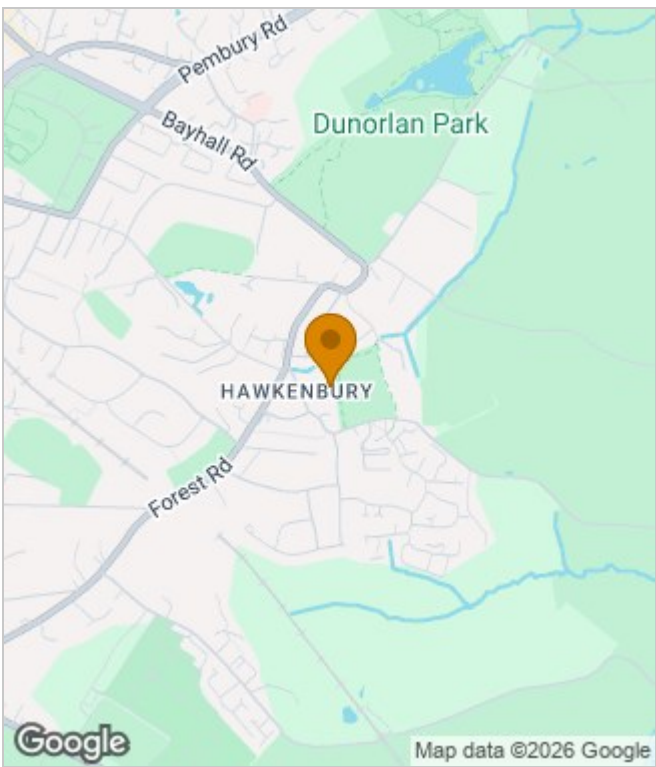
Externally, the property offers driveway parking for two vehicles alongside a single garage. To the rear, the private garden is predominantly laid to lawn with mature hedged borders and a paved patio area, providing an ideal space for outdoor dining and family enjoyment. From the front garden, the property enjoys side access directly into Hawkenbury Park.



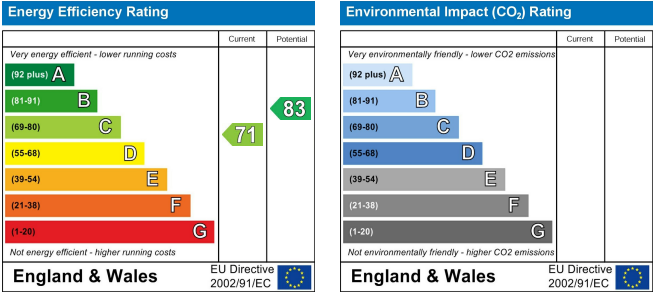
Floor Plans



Area Map



Energy Performance Graph



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