

**RUSH  
WITT &  
WILSON**



**19 Hawkenbury Close, Tunbridge Wells, Kent, TN2 5BL.  
Guide Price £382,500 Freehold**

**A well presented three bedroom terraced home located within a quiet residential area of Royal Tunbridge Wells. Principal accommodation to the ground floor comprises a spacious main living room, separate dining room, kitchen, utility porch and separate WC. To the first floor are two good sized double bedrooms, further single and well appointed shower room suite. Outside offers a private east-facing rear garden enjoying a choice of seating areas, gated rear access and garden shed. To the front offers off road parking and garage. Tunbridge Wells offers a full complement of facilities for shopping, entertainment and recreation while also proving a choice of excellent schools for all ages.**



**Front**

Garage to front, driveway to side providing a tandem off road parking space for two vehicles, garden shed, UPVC front door, external lighting.

**Entrance porch**

UPVC front door, window to side, internal door to hallway, shelving.

**Hallway**

Carpeted flooring radiator, turned staircase to first floor accommodation, consumer unit, power and phone point.

**Kitchen**

9'8 x 8'3 (2.95m x 2.51m)

Internal door, slate effect vinyl flooring window to rear aspect, fitted base and wall units with laminated counter tops, space for cooker with extractor over, space for dishwasher, wall mounted Worcester gas boiler, space for fridge, internal door to dining room.

**Living room**

12'6 x 11'6 (3.81m x 3.51m)

Beech effect laminate flooring, UPVC window to front aspect with radiator and decorative cover below, internal sliding doors to dining room, wall lights, power points, TV point.

**Dining room**

9'4 x 8'5 (2.84m x 2.57m)

Internal sliding doors from living room, beech effect laminate flooring, space for dining table and chairs, internal door to kitchen, UPVC sliding doors to utility porch.

**Utility porch**

5'6 x 5'2 (1.68m x 1.57m)

UPVC sliding doors from dining room, tile effect vinyl flooring, UPVC window to rear with radiator below, part glazed external door to side, ceramic wall tiling, plumbing connections for washing machine, internal door to WC.

**Cloakroom**

5'6 x 2'6 (1.68m x 0.76m)

Internal door, tile effect vinyl flooring, obscure UPVC window to rear, push flush WC, corner vanity.

**Stairs and landing**

Carpeted stairs and landing, airing cupboard, access panel to loft, light.

**Shower room**

7' x 5'9 (2.13m x 1.75m)

Internal door, obscure window to rear aspect, combination vanity unit with cupboards below, heated towel radiator, large walk-in shower enclosure with concealed mixer.

**Bedroom 1**

11'6 x 10'3 (3.51m x 3.12m)

Internal door, UPVC window to rear with radiator below, built in wardrobes, light, power point.

**Bedroom 2**

9'8 x 9'6 (2.95m x 2.90m)

Internal door, UPVC window to front with radiator below, light, power point.

**Bedroom 3**

7'6 x 6'4 (2.29m x 1.93m)

Internal door, UPVC window to front with radiator below, light, power point.

**Garden**

East-facing rear garden with paved seating area, path extending to one end with garden shed / workshop,, low level gate to rear, planted flowering shrubs, external tap.

**Garage**

17'3 x 8'6 (5.26m x 2.59m)

Manual up and over door to front, power points, light, external part-glazed door to side.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band C.

**Agents note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR

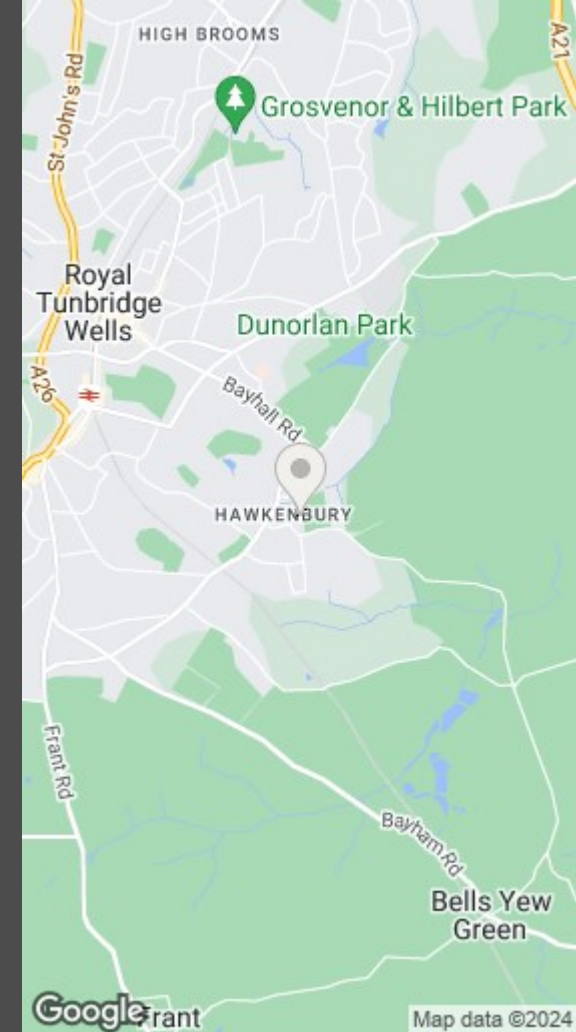


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
|                                             | Potential               |                                                                 | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) A                                 | 90                      | (92 plus) A                                                     |                         |
| (81-91) B                                   | 72                      | (81-91) B                                                       |                         |
| (69-80) C                                   |                         | (69-80) C                                                       |                         |
| (55-68) D                                   |                         | (55-68) D                                                       |                         |
| (39-54) E                                   |                         | (39-54) E                                                       |                         |
| (21-38) F                                   |                         | (21-38) F                                                       |                         |
| (1-20) G                                    |                         | (1-20) G                                                        |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales                                                 | EU Directive 2002/91/EC |

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