



Ibbett Mosely

Hawkenbury Close, Tunbridge Wells TN2 5BL



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Three bedroom end of terrace with vacant possession and no onward chain

- Cul-de-sac location
- Kitchen
- No forward Chain
- Overlooking HAWKENBURY RECREATION GROUND
- 3 Bedrooms
- Standing for vehicles
- Double glazing
- Lounge
- Vacant Possession
- Enclosed garden

This well-presented three-bedroom family home is situated in the desirable Hawkenbury area of Tunbridge Wells, offering a comfortable layout and a pleasant rear outlook backing onto a park.

LOCATION

Tunbridge Wells is a thriving commuter town, with direct access by train to London Bridge and Charing Cross in less than an hour. Tunbridge Wells has a variety of cultural and entertainment facilities, including the new Amelia Centre, the Assembly Halls, the Trinity Theatre as well as numerous gyms and sports facilities. You are also spoilt for choice for places to eat and drink, with numerous restaurants, pubs and cafes, as well as the popular Pantiles and High Street area, known for its independent shops and cafes, as well as regular farmers markets and festivals, including 'Jazz on the Pantiles' during the summer months. Tunbridge Wells is particularly popular with families with it's fantastic choice of both private and state schools, there are also a number of Grammar schools with children having the option to do the 11+ in Year 6. Tunbridge Wells is a beautiful town with lots of interesting architecture and many beautiful parks, play areas and green spaces; Dunorlan Park, Calverley Park and the famous Wellington Rocks to name a few.

PROPERTY

This three-bedroom family home is situated in the desirable Hawkenbury area of Tunbridge Wells, offering a comfortable layout and a pleasant rear outlook backing onto a park.

Upon entering through a replacement double-glazed front door, you are welcomed into an entrance porch with a built-in storage cupboard. A further door leads into the entrance hallway, which provides access to the first floor via stairs and benefits from open under-stairs storage and a radiator.

The spacious lounge measures approximately 21'5" x 11'7" and enjoys natural light from a front-facing double-glazed window and rear sliding patio doors that open onto the garden. The room also features a decorative electric fireplace with surround and two radiators. A sliding door leads into the kitchen.

The kitchen measures 9'10" x 8'0" and includes an inset one-and-one-third single drainer sink unit, a range of fitted base and wall-mounted units, tiled splashbacks, and work surfaces. There is space and plumbing for a washing machine, space for an electric oven with electric hob and extractor fan over, and a wall-mounted Ideal Logic boiler

Upstairs, the first-floor landing offers access to the loft and houses a built-in airing cupboard with a

lagged hot water cylinder.

Bedroom one overlooks the rear garden and adjacent park via a double-glazed window and measures a maximum of 11'7" x 10'2".

Bedroom two has a front-facing double-glazed window, measures 9'8" x 7'10", and benefits from built-in sliding wardrobe cupboards and a radiator.

Bedroom three, also front-facing, measures 7'8" x 6'5" and includes a radiator.

To the front, the property features a brick-paved driveway leading to a gravelled area with a paved path to the front door, surrounded by shingle, fencing, and a partial brick wall.

The rear garden is mainly laid to lawn with a conifer hedge providing privacy. A brick-paved patio area offers space for outdoor seating, and there is a pathway leading to a greenhouse. The garden backs directly onto a park.

AGENTS NOTE

Draft details awaiting verification

No appliances tested or confirmed working

Local Authority

Kent

Council Tax

Band:

D

Annual Price:

£2,347

Conservation Area

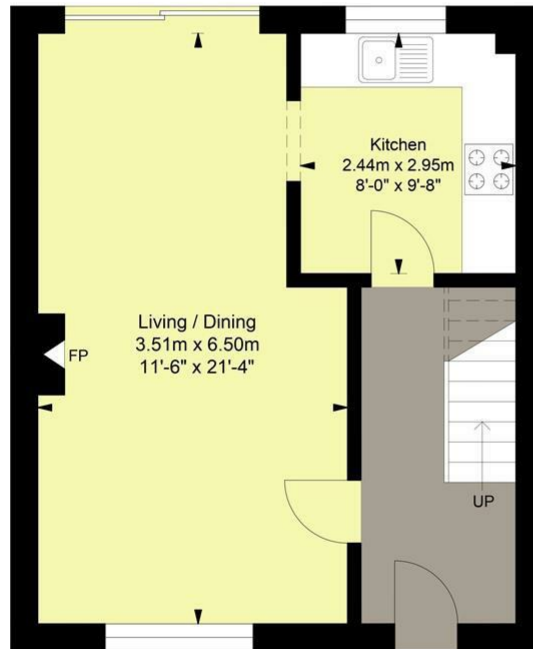
No

Flood Risk

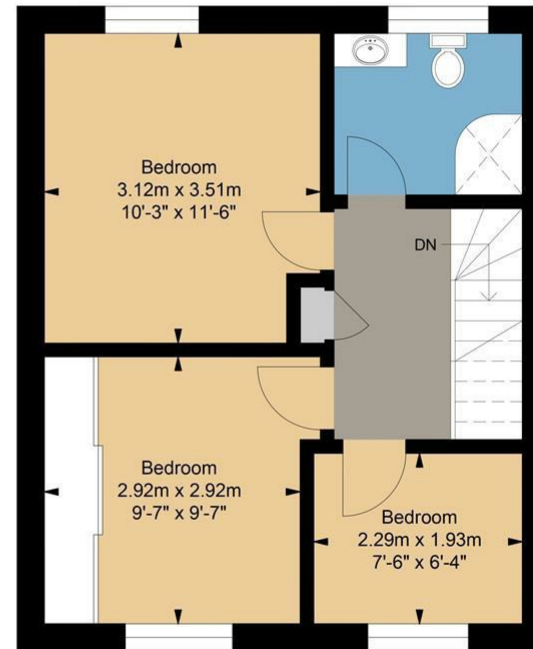
Very low



Gross Internal Area (House): 72.28 sq.m (778.04 sq.ft)



Ground Floor



First Floor

For Identification Purposes Only

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