



23 Ashenden Walk
Tunbridge Wells Kent

A well-presented home set back from the road with parking and good-sized landscaped private garden within easy reach of the town centre and mainline station.

Guide price £264,000 Freehold

Situation:

The property is situated in the convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

This well-presented home offers well-proportioned accommodation and is light and airy and benefits from recently fitted quality laminate flooring throughout the ground floor, contemporary kitchen, parking, as well both front and rear gardens.

The home is arranged over two floors and includes, on the ground floor; a good sized entrance hall; a well-proportioned contemporary kitchen with a range of gloss wall and base units, complementary work surfaces, oven, 4 ring hob with stainless steel extractor, integrated fridge and freezer, washing machine, and sink with mixer tap over; a good-sized living room with large sliding doors providing a good deal of natural light and access to the sun room; and a sunroom which is light and airy with views of the private garden.

On the first floor is a spacious landing with adjacent walk in storage cupboard; a good-sized double bedroom with fitted mirrored wardrobes; and a bathroom featuring a bath with shower over, pedestal wash basin with mixer tap over, low level w/c, and attractive wall tiling.

The property is set back from the road and has an allocated parking space, and to the front has a garden mainly laid to lawn which is bordered by a pretty picket fence and gate. To the rear is a good-sized landscaped private garden mainly laid to lawn with areas of attractive slate shingle, and a porcelain patio area ideal for outdoor entertaining.

Services: Mains water and electricity.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

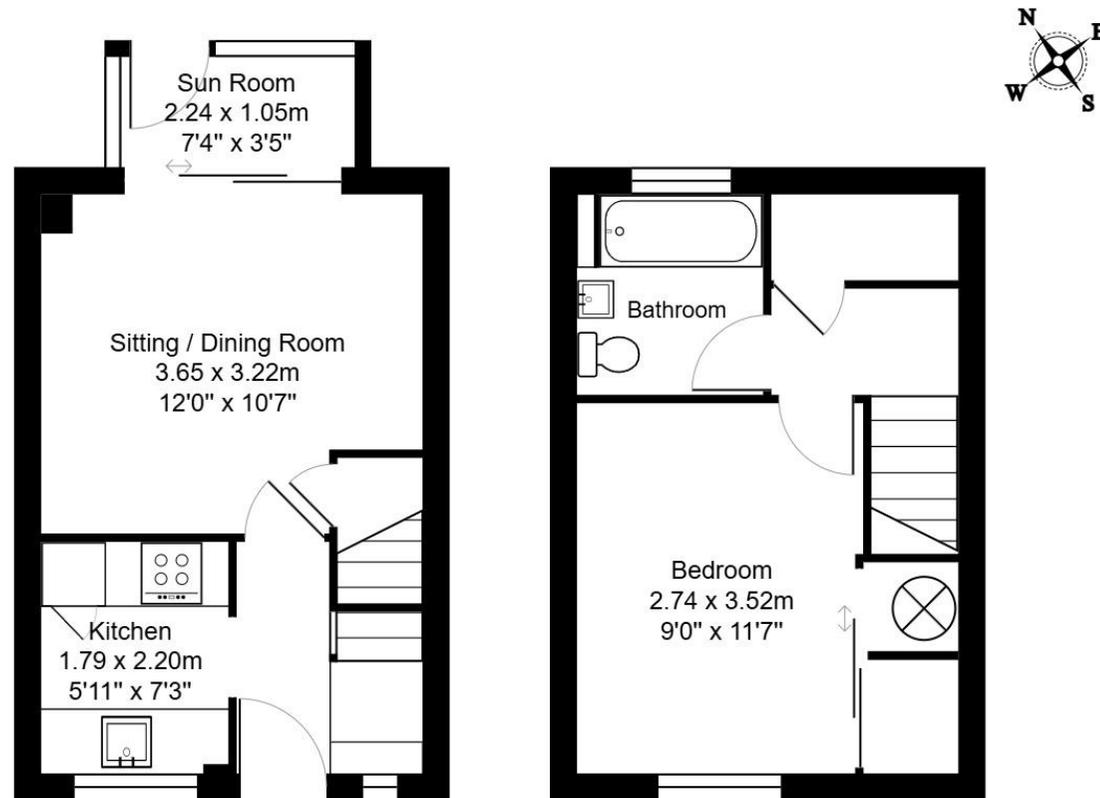
Current EPC Rating: D

Property address: Postcode TN2 3HR



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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 23.0 m² ... 248 ft²

First Floor
Area: 20.1 m² ... 216 ft²

Total Area: 43.1 m² ... 464 ft²
All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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