



17 Clarendon Way

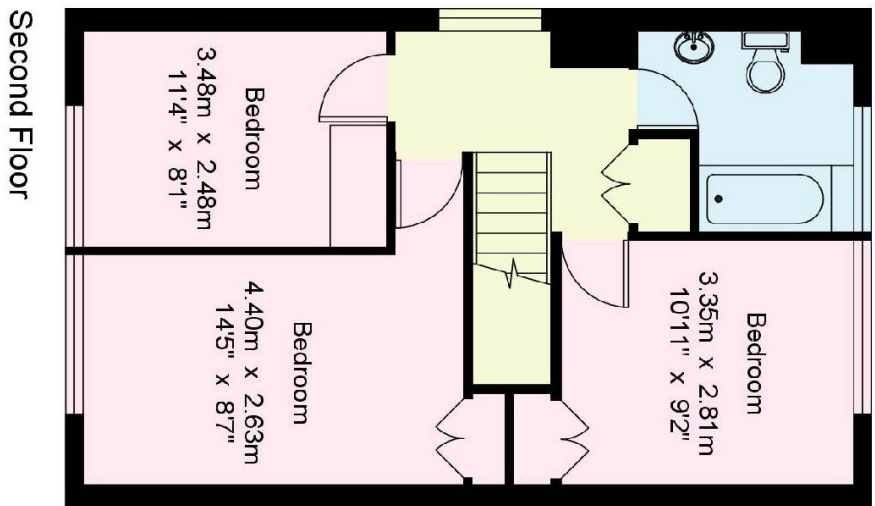
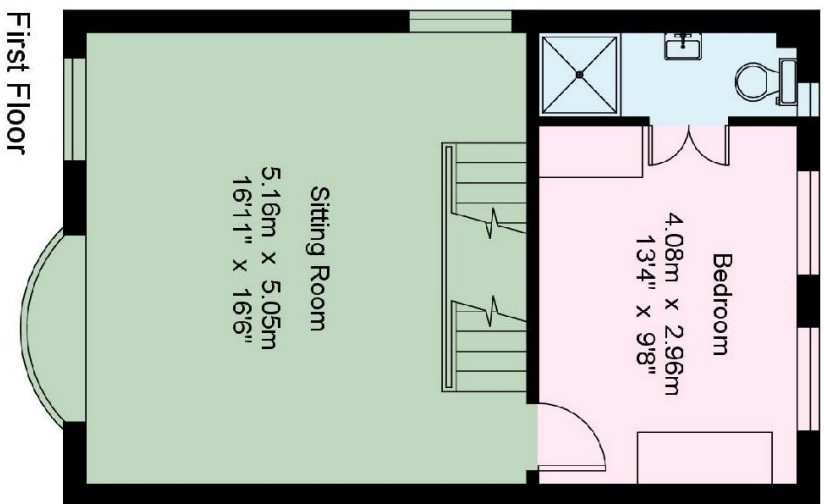
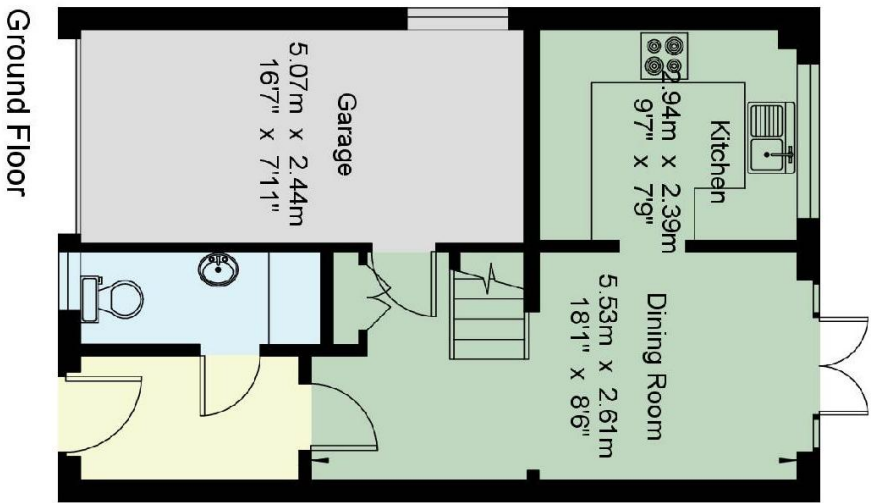
Tunbridge Wells, TN2 5LD

SUMNER PRIDHAM

A spacious end of terrace Georgian style town house in a popular location off of the Frant Road, within walking distance to the Pantiles and central station. Features include a superb first floor double aspect reception room and externally a wraparound garden providing an opportunity for extension if required subject to consents.

Hall, Cloaks/Utility Room, Dining Room, Kitchen, First Floor Sitting Room, 4 Bedrooms, Ensuite Shower Room , Family Bathroom, Gas Fired Central Heating, Integral Garage, multiple Off-Road Parking, Side and Rear Garden.

Guide price £525,000 - £550,000 Freehold *No Forward Chain*



For Identification Purposes Only.
© 2023 Sumner Pridham (UK) Limited (01892) 614 881

17 Clarendon Way

House - Gross Internal Area : 118.1 sq.m (1271 sq.ft.)
Garage - House - Gross Internal Area : 12.3 sq.m (132 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

17 Clarendon Way, Tunbridge Wells, TN2 5LD



Property Description

- ◆ Attractive end of terrace town house in popular location.
- ◆ Easy walking distance to the Pantiles and central station.
- ◆ Spacious accommodation arranged over 3 floors to include a dual aspect first floor sitting room.
- ◆ Wrap around garden providing excellent opportunity for extension to the side subject to consents (former permission granted).
- ◆ Front door leads to the hall with parquet flooring which continues through to the dining room.
- ◆ Cloak/utility room with low level WC, washbasin worksurface with plumbing for washer beneath and window to the front.
- ◆ Multi-paned door from the hall leads into the dining room which features a pair of French doors with floor to ceiling windows either side and out to the garden.
- ◆ Useful shelved storage cupboard.
- ◆ Kitchen has a range of extensive worksurfaces incorporating a stainless-steel sink and drainer with wooden cupboards and drawers beneath, tiled splashback and wide window overlooking the rear garden, matching wall mounted cupboards.
- ◆ Appliances include AEG five ring hob with double oven beneath, plumbing for dishwasher and fridge.
- ◆ Staircase to first floor leads to a spacious dual aspect sitting room featuring bow window to the front, window and views to the side.



- ◆ Bedroom 1 has a pair of windows overlooking the rear garden and a range of fitted wardrobe cupboards, double doors lead to an ensuite shower room with shower cubicle, low level WC, pedestal washbasin, chrome towel rail and window.
- ◆ Staircase leads to the second floor landing with double doors to a heated linen cupboard, window with views to the side.
- ◆ Double bedroom 2 has a window to the front and fitted wardrobe cupboard.
- ◆ Double bedroom 3 with window to the rear and fitted wardrobe cupboard.
- ◆ Bedroom 4 lays to the front.
- ◆ Bathroom comprising shower end bath with Aqualisa shower above, low level WC, pedestal washbasin, tiled wall and window.

Outside

- ◆ One of the features of the property are its attractive setting and a wraparound garden which lays to the side and rear of the property.
- ◆ French doors from the dining room lead out to a paved patio and beyond to a raised lawn.
- ◆ The paved patio lays across the rear of the property and down to the side providing a large entertaining space.
- ◆ Large garden shed in a secure position to the side of the property behind a secure gate.
- ◆ To the front of the house is a drive providing parking for 2 cars and space to build a further potential off road parking space.
- ◆ Integral garage with up and over door to the front, circuit breaker, gas fired Worcester boiler installed in 2021, window to the side and interconnecting door to dining room.

Location

- ◆ An ideal location for easy access to the Pantiles, High Street with its variety of independent shops and cafes and to the central station (0.6 miles away).
- ◆ Within a mile of the local Primary School and 1.6 miles from local Secondary Schools including the Grammars.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

