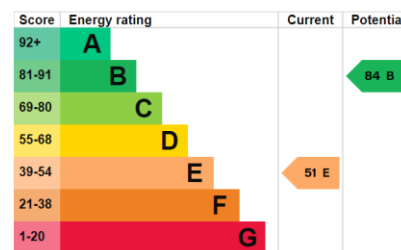




3 Queens Gardens

House - Gross Internal Area : 106.5 sq.m (1146 sq.ft.)



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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.



3 Queens Gardens

Tunbridge Wells, Kent, TN4 9NB

SUMNER PRIDHAM

Opportunity to acquire a characterful detached cottage in sought-after area boasting private driveway providing parking for two cars. Within walking distance of the town and schools. Being sold with the benefit of no forward chain.

Entrance Porch, Hall, Cloakroom, Combined Kitchen/Dining/Family Room, Separate Sitting Room, 3 Bedrooms, En-suite Shower Room, Family Bathroom, Gas Fired Central Heating, Double Glazed Windows, Garden, Driveway providing parking for two cars.

Guide Price £700,000 Freehold *No Forward Chain*





Property Description

- ◆ Refurbished and extended characterful detached cottage in a prime location off the favoured Queen.
- ◆ Benefit of driveway parking for two cars.
- ◆ Quiet cul-de-sac position away from traffic yet convenient to all amenities.
- ◆ Ideal property for those seeking a character house in a central location yet requiring two off road parking spaces.
- ◆ A lavender path approach from the drive leads to the property.
- ◆ Entrance porch with lantern light and front door.
- ◆ Engineered wood flooring throughout compliments the light and spacious accommodation.
- ◆ Cloakroom with combined two-in-one washbasin and low level WC, subway tiled floor and double glazed window.
- ◆ Separate sitting room fitted with large French doors out to a patio, shallow chimneybreast with opening ready to receive a wood burning stove (subject to consent), double radiator, TV and telephone points.
- ◆ Combined kitchen/dining/family room provides an open plan day space, the family room has a large window with views into the garden and useful understairs cupboards. The dining room is particularly light having patio doors out to the garden, large skylight and large window to the side.



◆ The well fitted kitchen has ample quartz work surfaces incorporating a stainless steel sink and ceramic hob with concealed extractor above and electric oven beneath, comprehensive range of cupboards, nest of drawers and matching wall mounted cabinets with under lighting. Integrated appliances include dishwasher, washing machine and tall fridge/freezer. The kitchen forms the central point between the family room and dining room.

◆ Carpeted staircase leads to the first floor landing with access to a partly boarded loft space, light and ladder connected and Worcester gas fired boiler. The carpeting continues through to all three bedrooms.

◆ Main Bedroom has an attractive view to the front and an en-suite shower room fitted with shower cubicle, low level WC, washbasin with cupboard beneath, patterned tiled floor, subway tiled walls and air extractor.

◆ Bedroom 2 with double glazed window to the side, fitted with TV and telephone points.

◆ Bedroom 3 with attractive outlook to the front, fitted with TV and telephone points.

◆ Bathroom comprising panelled bath with shower attachment and screen, tiled floor and walls, washbasin with cupboard beneath and low level WC.

Outside

◆ The gardens lay to the front and side of the property and have been landscaped to provide mixed paved patios, accessed from the sitting and dining rooms. The remainder of the garden is laid to lawn with fenced boundaries and also includes a delightful lavender approach. External lighting, power points and water tap.

◆ Gravel drive with parking opportunities for two cars.

Practicalities

◆ In recent years the property has been completely refurbished, which includes rewiring, central heating system, new flooring, kitchen and bathrooms.

◆ The slate roof has been extensively renewed and overhauled. Externally the house has been re-re-rendered and has new fenced boundaries.

◆ All main services are connected.

◆ Tunbridge Wells Borough Council Tax Band E

Viewing Strictly by appointment through sole agents

Sumner Pridham

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