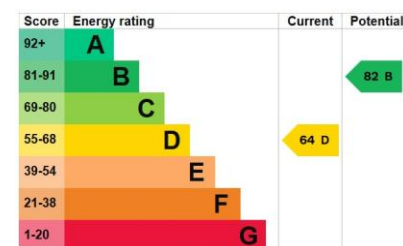


11 Cypress Grove

House - Gross Internal Area : 69.9 sq.m (752 sq.ft.)

Garage - Gross Internal Area : 14.4 sq.m (155 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.



11 Cypress Grove

Tunbridge Wells, TN2 5JR

SUMNER PRIDHAM

A well-presented 2 bedroom detached house located in a small sought after residential development on the favoured south side of town, close to countryside yet accessible to the town centre, further benefits include a conservatory leading out to an attractive well-established private garden.

Porch, Hall, Sitting Room, Kitchen/Dining Room, Conservatory, 2 Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Driveway, Garage and Garden.

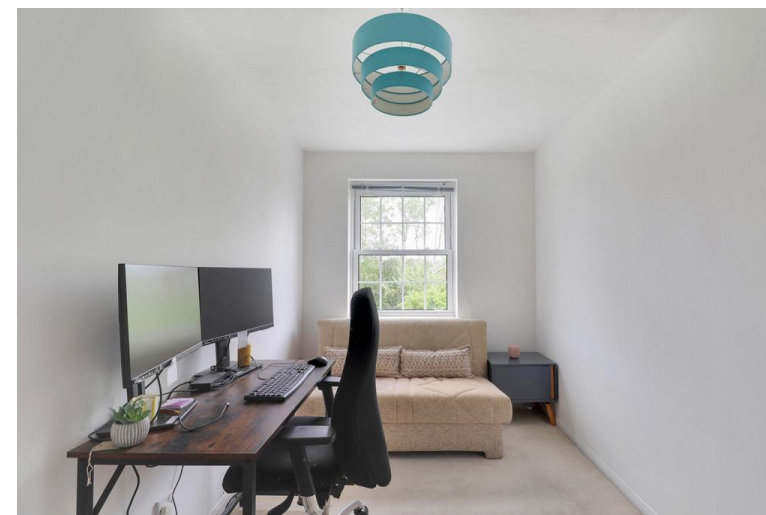
Guide price £425,000 - £450,000 Freehold





Property Description

- ◆ A well-presented 2 bedroom house in a quiet location.
- ◆ Exclusive residential development on the south side of town.
- ◆ Driveway parking with electric charging point plus garage.
- ◆ Private established garden.
- ◆ Herringbone brick driveway and path to a covered porch.
- ◆ Hall with rising staircase to first floor.
- ◆ Spacious sitting room featuring a pair of double glazed sash style windows to the front with fitted blinds, plus useful deep storage cupboard and coved ceiling.
- ◆ Kitchen dining room is fitted with a range of worksurfaces over 2 walls incorporating stainless steel sink and drainer, tiled splashback, space for freestanding cooker, plumbing for washing machine and dishwasher.
- ◆ Appliances include an integrated fridge and freezer good range of cupboards and drawers with matching wall mounted cabinets, concealed extractor, ample space for dining room table and chairs.
- ◆ Attractive conservatory with tiled floor, double radiator, windows and door leading out to the garden, power and light connected.



- ◆ Staircase to the first floor landing with access to roof space, airing cupboard, hot water tank with separate immersion heater, and slatted shelves.
- ◆ Bedroom 1 has three sash style double glazed sash windows to the front with open outlook and fitted blinds, range of built-in wardrobe cupboards, plus display shelves to the side.
- ◆ Bedroom 2 with sash style double glazed window with blind and views to open countryside.
- ◆ Bathroom comprising of white suite of panelled bath, electric shower above with drench and handheld showers, glass shower screen, wall hung washbasin, low level WC with concealed cistern, sash style window to the rear with obscured glass, tiled floor and walls.

Outside

- ◆ The property is private set behind mature shrubs and has a herringbone brick driveway with electric charger point.
- ◆ Garage with remote controlled up and over door, eaves storage, power and light connected, wall mounted gas fired Worcester boiler providing central heating and domestic hot water, window and door to the rear.

Rear Garden

- ◆ One of the features of this property is its established garden with a variety of mature shrubs and trees.
- ◆ There is an area of new decking which leads to a sun terrace at the far end with a purpose built BBQ.
- ◆ The garden affords a high degree of privacy.

Location

- ◆ Another key features of this property is its exclusive location in an attractive residential development of large, detached houses on favoured southern outskirts of the town.
- ◆ The mainline station with its regular links to London and the coast is 1.6 miles away with the popular Dunorlan Park and the Pantiles being within 1.5 miles.

Practicalities

- ◆ Council Tax band D

Viewing

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

