

20 ASHENDEN WALK

TUNBRIDGE WELLS, TN2 3HR



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A beautifully extended two bedroom home offering stylish, light-filled living with a stunning kitchen dining space, air conditioning, solar panels and a thoughtfully landscaped garden designed for year-round enjoyment.

A home that blends comfort, design and easy modern living.

- Modern Semi Detached House
- Extended Kitchen Dining Room
- Stylish Modern Kitchen With Breakfast Bar
- Air Conditioning Throughout
- Two Well-Proportioned Bedrooms
- Landscaped Low Maintenance South East Facing Garden
- Sunken Covered Hot Tub Area
- Off Road Parking With EV Charger
- Two Garden Storage Outbuildings
- High Brooms Station 0.7 miles & North Farm Industrial Estate 0.5 mile

Energy Efficiency Rating: C



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THE PROPERTY

The front door opens into an entrance porch which leads through to a generous sitting room, a welcoming space with a front aspect window, warm wood flooring, bespoke fitted shelving and discreet storage. Carefully placed downlighters enhance the feel, while an air conditioning unit ensures comfort throughout the seasons. Stairs rise to the first floor and a door opens into the heart of the home.

The kitchen dining room has been extended by the current owners and is a bright, spacious room designed for everyday living and entertaining. A Velux roof window and sliding patio doors flood the space with natural light and provide direct access to the garden. The kitchen is fitted with sleek gloss white units complemented by a granite effect black worktop, incorporating a breakfast bar and sink with side drainer. Integrated appliances include a double oven, ceramic hob with extractor, dishwasher and washing machine, with space for an American style fridge freezer. The dining area enjoys a part vaulted ceiling, feature lighting, wood flooring and air conditioning, creating a relaxed yet sociable environment.

On the first floor are two well-proportioned bedrooms. The principal bedroom is positioned to the rear, overlooking the garden, and benefits from a mirror fronted double wardrobe, fitted carpet, downlighters and air conditioning.

Bedroom two is currently arranged as a home office with sofa bed, featuring a fitted wardrobe unit to one wall, downlighting and fitted carpet, making it a flexible space to suit a range of needs.

The bathroom is finished with a modern white suite including a concealed flush WC, vanity unit sink, bath with glass shower screen and shower over. An obscure glazed window provides natural light, complemented by a heated towel rail and ceiling downlighters.

Outside, the property offers off road parking via a front driveway, along with a Zappi EV charger. There is side access and a sizeable timber storage outbuilding. The rear garden is a real highlight, cleverly landscaped to create a low maintenance yet striking outdoor space. Designed for all year use, it features a sunken covered hot tub, Indian stone paved patio, composite decking boards and artificial lawn, all enhanced by feature lighting. A further 'hidden' timber clad storage area completes the garden.

High Brooms Station 0.7 miles | North Farm Industrial Estate 0.5 mile

OTHER INFORMATION

Tenure - Freehold

Council Tax Band - C - Tunbridge Wells Borough Council

BENEFITS - Solar Panels, EV charger and Air Conditioning

THE LOCATION

High Brooms is a lovely community with plenty of local amenities situated between the vibrant spa town of Tunbridge Wells, Southborough and the convenient market town of Tonbridge.

Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

Amenities: High Brooms is located nearby to a number of local shops and also close to North Farm Industrial Park which has an Odeon Cinema, Nuffield Health & Fitness, Asda and M&S supermarkets. Nearby in the St Johns area there a number of "mini-supermarkets available, such as Sainsbury's Local, M&S Food and Waitrose, cafés, bars and restaurants, hairdressers and a good variety of local independent shops. The impressive, award-winning Bluewater Shopping Centre is only 26 miles away and if you want to escape to the coast, then the lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: Recreational amenities such as Dunorlan and Grosvenor & Hilbert Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

State and Private Schools: There are many highly-regarded schools in the vicinity, including St Matthews Primary School, Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries all within a mile of the property.

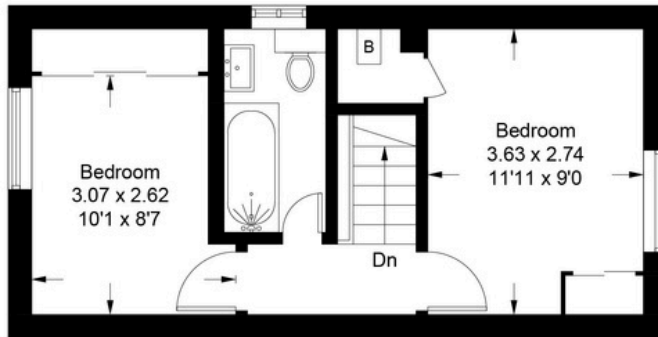
Mainline rail: High Brooms with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes. The Centaur Commuter Coach service also stops along the St John's Road.

Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.

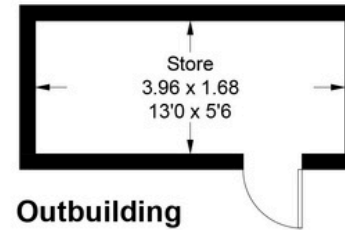
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Approximate Gross Internal Area = 66.2 sq m / 712 sq ft
 Outbuildings = 12.0 sq m / 130 sq ft
 Total = 78.2 sq m / 842 sq ft



First Floor



Outbuilding

(Not Shown In Actual
 Location / Orientation)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1272581)

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