



1 Sweeps Hill Close, Tunbridge Wells, Kent, TN2 4LT  
£595,000

**Banfield** Estate Agents 

**We are delighted to present this deceptively spacious four bedroom detached house, located within the highly sought after Village of Pembury. Internally the property offers far more accommodation than initially expected from the external appearance. To the ground floor is a good sized entrance hall with access to the garage, beautifully finished shower room, bright and airy dining hall, good sized lounge with bi folding doors leading to large conservatory, large kitchen diner with breakfast bar and central island unit along access to the garden. To the first floor is four good sized bedrooms, family bathroom and scope to add an en-suite, to the rear of the property is beautifully landscaped wrap around gardens, with large patio and private and secluded area off the kitchen, ideal for dining, to the end of the garden is a large summer house and gate leading to additional enclosed area of garden with two sheds. To the front of the property is parking for a number of vehicles and integral garage. EPC = D**

### **ENTRANCE HALL**

UPVC double glazed door to the front with two UPVC double glazed windows to front. Door to garage, vaulted ceiling, vinyl flooring, radiator. Door to downstairs shower room and door to dining room.

### **SHOWER ROOM**

Contemporary style shower room finished in grey and white with grey tiled walls and flooring, Full width shower cubicle with chrome fittings with rainfall shower and additional shower attachment. White gloss vanity unit with inset sink and chrome mixer taps, low-level WC with push button flush, chrome ladder style radiator, inset spotlights, extractor fan

### **DINING ROOM**

Large dining room with floor-to-ceiling UPVC double glazed window to front aspect. Wood effect laminate flooring. Oak staircase with spindles leading to first floor. Understairs storage cupboard, smooth and coved ceiling, radiator.

### **LOUNGE**

Feature fireplace with limestone surround and electric fire inset. Recessed mood lighting to fireplace. Smooth and coved ceiling, radiator. Double glazed Bi-folding doors leading to...

### **CONSERVATORY**

### **KITCHEN / DINER**

Fitted with an extensive range of shaker style wall and base units including drawers and glazed display cupboard with plate rack. Integrated dishwasher, space and plumbing for washing machine and space

and vent for tumble dryer. Four ring gas hob with extractor fan over and drawers beneath. Space for freestanding fridge and freezer. Central island unit with built-in wine rack and open basket shelving. Large peninsular breakfast bar, UPVC double glazed window to rear. UPVC double glazed door and window to side. UPVC double glazed window to conservatory, wood effect laminate flooring, radiator, smooth and coved ceiling with inset spotlights to kitchen area and central light to dining area. Built in shallow storage cupboard and cupboard housing gas fired boiler

### **LANDING**

Access to loft.

### **BEDROOM ONE**

A bright and spacious dual aspect room with balcony to front and access via French doors. UPVC double glazed window to rear, radiator, recess for wardrobes, door to eaves storage.

### **BEDROOM TWO**

UPVC double glazed window to front. Radiator, smooth and coved ceiling

### **BEDROOM THREE**

Floor to ceiling UPVC double glazed window to front, radiator

### **BEDROOM FOUR**

UPVC double glazed window to rear aspect. Built-in storage cupboard, radiator.

### **BATHROOM**

White suite comprising large Jacuzzi style bath with

telephone style taps and shower attachment, vanity sink unit with inset sink and bath taps, low-level WC with push button flush, ladder style radiator, fully tiled walls and floor, airing cupboard housing hot water tank

### **OUTSIDE**

Side door from kitchen leads to a paved patio area with circular paved feature and raised flower beds stocked with a range of flowers and shrubs. Trellis conceals a side access with area for bin storage. Steps lead to a meandering paved pathway with trellis arch and shaped lawn. Additional patio area in front of the conservatory and further side access with storage shed. At the rear of the garden is a large timber summer house and behind the summer house is a gated area with two additional sheds and paved area. The borders the borders of the garden are well stocked with established flowers and shrubs.

### **GARAGE**

Up and over door with power and light

### **FRONT GARDEN**

To the front of the property is a lawned garden with feature Hydrangea and a block paved driveway with parking for two cars

### **NB**

In accordance with section 21 of the Estate Agency Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold on behalf of a relative of an employee of Banfield Estate Agents Limited.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

64	81	77
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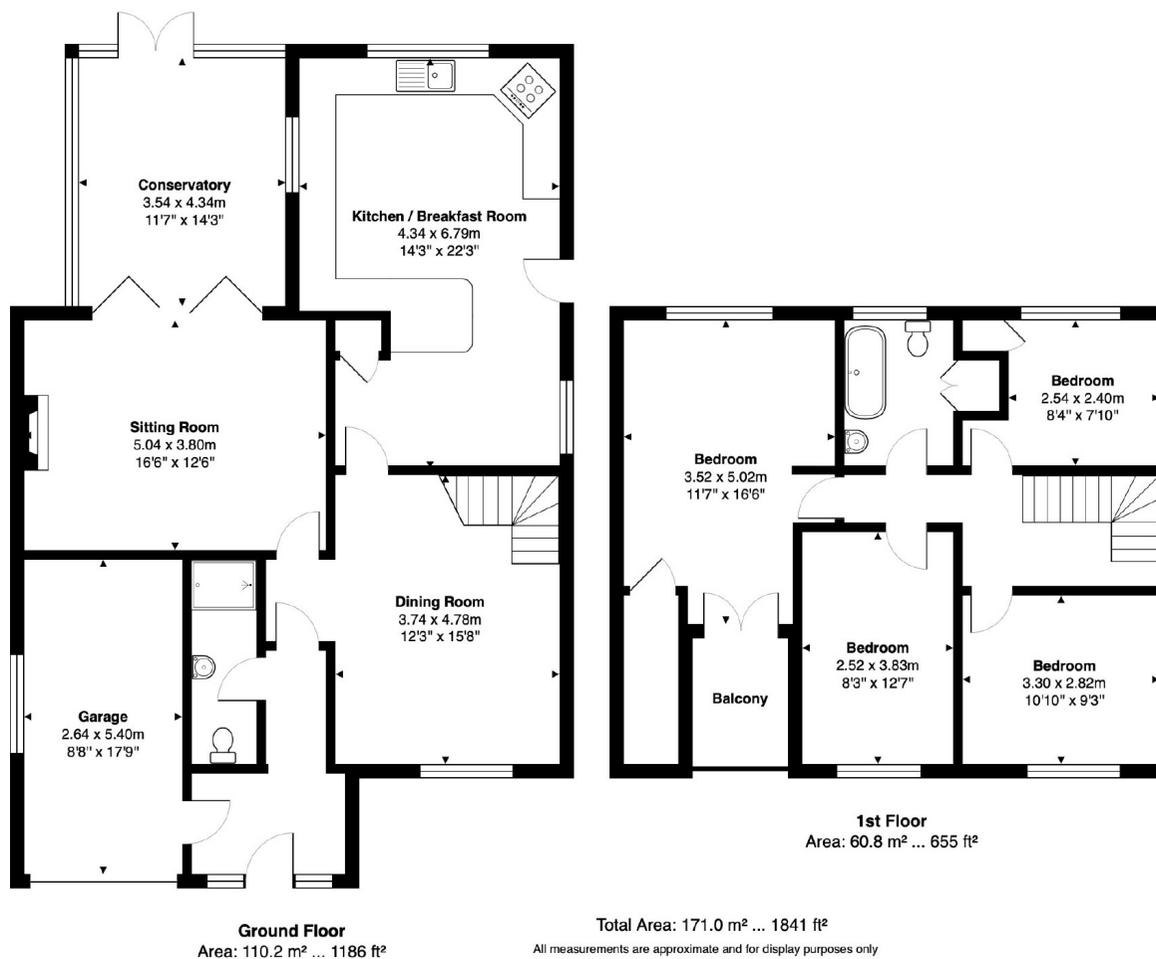
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We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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