



15 Valley View, Tunbridge Wells, TN4 0SY.

Jack Charles

Guide Price £775,000 - £825,000

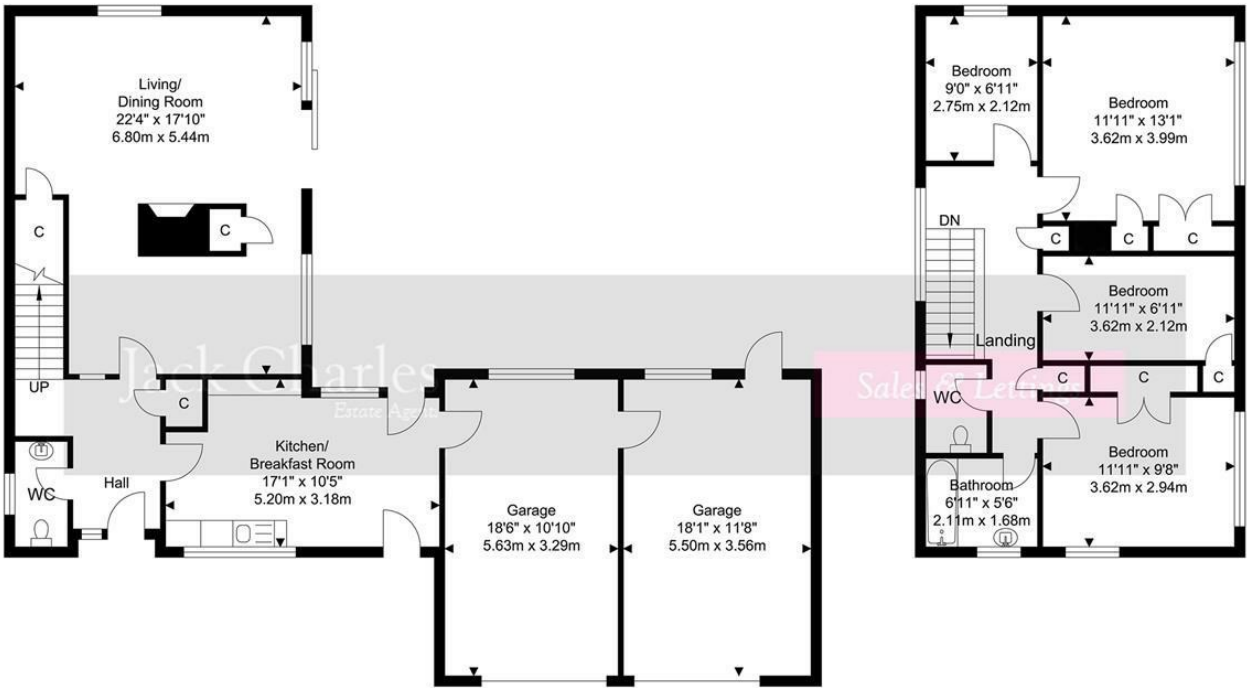
Jack Charles  
Estate Agents

Sales & Lettings



- Detached Family Home
  - Double-aspect Living Room
  - Large Kitchen and Separate Dining Room
- Requires Modernisation
  - PV Solar Panels
  - Parking & Gardens
- Scope To Extend STPP
  - Double Garage
  - Full Video Tour

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor  
Approximate Floor Area  
1087.47 SQ.FT.  
(101.03 SQ.M.)

First Floor  
Approximate Floor Area  
635.82 SQ.FT.  
(59.07 SQ.M.)

TOTAL APPROX FLOOR AREA 1723.30 SQ.FT. (160.10 SQ. M.)  
For Identification Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## To Be Sold

Jack Charles are delighted to offer for sale this four-bedroom detached family home offering great scope to extend and modernise (STPP). To the ground floor, the entrance door leads to a hallway with stairs to the first floor and doors to a cloakroom, dining room and the kitchen / breakfast room. The kitchen / breakfast room is a good size and has doors to the front and rear. It also has a connecting door to the garages which we feel could be remodelled and incorporated into the house to create a super open plan kitchen / family room. The dining room has wooden flooring and continues through to the sitting room, which has access opening either side of the chimney breast and has a double aspect with sliding doors to the garden and a window to the rear.

To the first floor there is a light, bright landing with a window offering views of an oast house and countryside. Doors lead to four bedrooms, bathroom and a separate WC. We feel bedroom 2 could be reduced in size in order to create a hallway to a master suite should a buyer decide they wish to extend over the garaging and create a 5-bedroom family home.

The house benefits from double glazing throughout, a boiler fitted in 2019, and photovoltaic solar panels that feed into the national grid. Last year these generated a good income.

Outside there is a good sized south-facing terrace, lawned private gardens to the side and rear, and two greenhouses. To the front is ample parking and mature, attractive gardens and access to a double garage.

The property is being sold with NO CHAIN and viewings are recommended.

## Location

The house is situated within an attractive, friendly residential area on the outskirts of Southborough, close to woodland and countryside walks. It is ideally located for independent local shops, pubs and restaurants including the highly regarded Tallow. Southborough C of E Primary School and pre-school nurseries are also within easy reach. The ever popular Royal Spa town of Tunbridge Wells is about 2.5 miles away with a mainline station, a range of shopping facilities, excellent schools including grammar schools for girls and boys and recreational amenities including a sports centre, cinema complex, theatres, golf courses and numerous restaurants. Tonbridge main line station is about 2 miles away and there are good road links via the A21 for a direct route to the M25 national motorway network, the South Coast and the Channel Tunnel.







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