



2 Pleasant View Barden Road, Speldhurst, Tunbridge Wells, TN3 0QH

Guide Price £625,000 - £650,000

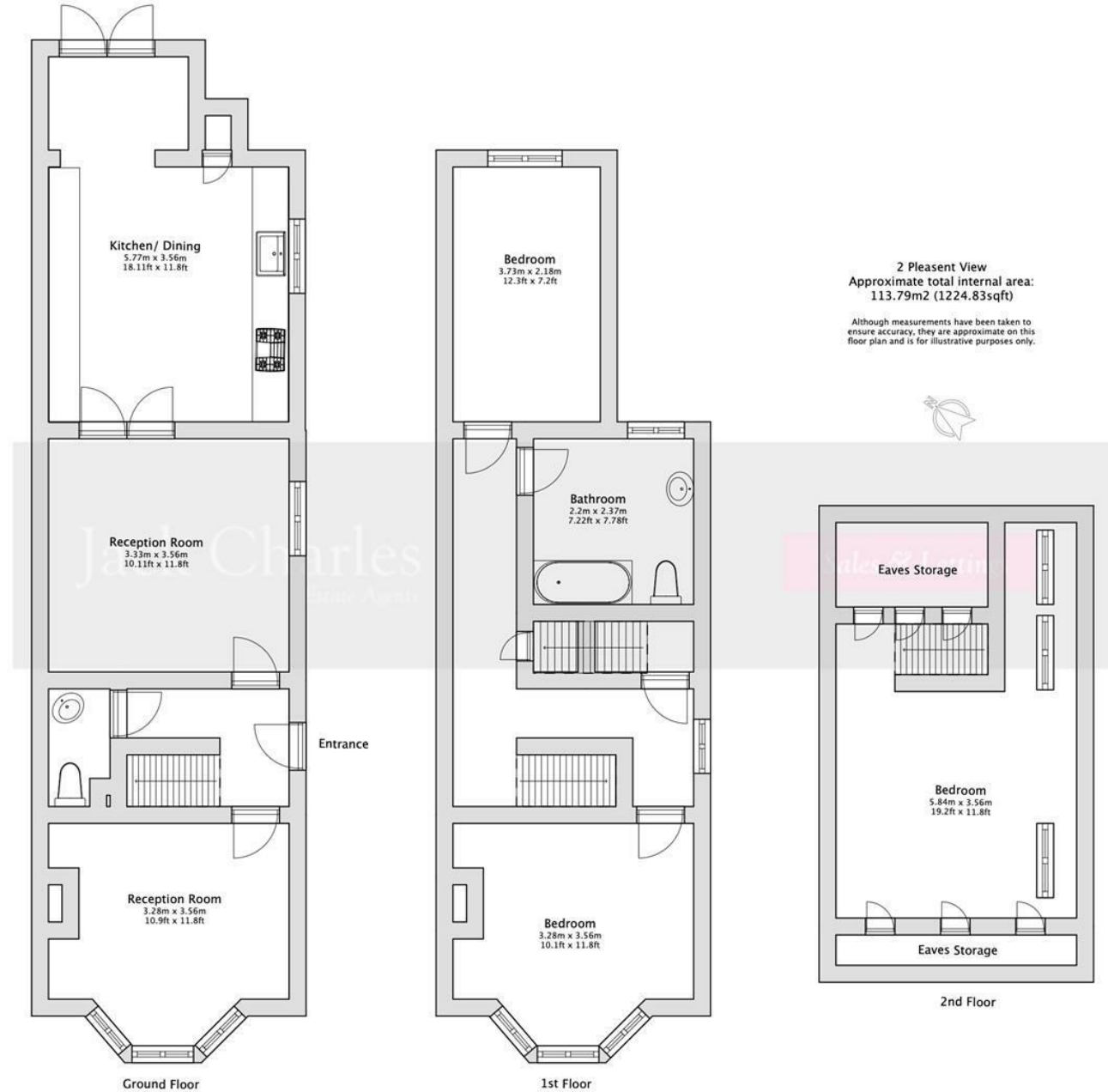
Jack Charles  
Estate Agents

Sales & Lettings

2 Pleasant View Barden Road,  
Speldhurst, Tunbridge Wells,  
TN3 0QH

- Attractive Period Semi Detached House
- Stylishly Presented
- Central Village Location
- Two Reception Rooms
- Three Bedrooms
- Open Plan Kitchen/Diner
- Off Road Parking
- Appealing Rear Garden
- Beautiful Views
- Adorable Period Charm

**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.



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## To Be Sold

Jack Charles welcome to the market this beautiful and welcoming semi detached property positioned enviably within a central village location. Spacious, versatile and packed with a wealth of period charm, this well formed property is immaculately presented with lots of features to offer the buyers, including off street parking, direct access to Speldhurst recreation ground from the rear and far reaching rural views from the front of the house. In principle the property enjoys an entrance hall with cloakroom w.c with a bay fronted reception room found to the front offering a central fireplace well designed cabinetry to the adjacent recess. The second reception room is equally impressive in terms of decoration and elegance and offers the property nice versatility. This room in turn socially leads into a large kitchen/diner with an impressive range of units and granite work surfaces and a light dual aspect with views and access onto the rear garden. The first floor offers two well appointed bedrooms that both enjoy attractive views with modern and stylish bathroom found centrally. Stairs then rise to an impressive loft conversion that has created a further double bedroom with light dual aspect and more elevated views with generous eaves storage. Externally off road parking is catered for with a landscaped garden with the rear garden offering a generous patio area with side return and side access with a lawned garden set beyond with direct gated access onto the recreation ground set behind that is a real feature and offers the property lovely views from the rear elevation. Stylishly presented and situated within an appealing village location, early viewings are strongly encouraged.

## Speldhurst

Speldhurst is a gorgeous village nestled within a semi rural position between the popular towns of Tonbridge & Tunbridge Wells that each offer popular mainline railway services to London and enjoy an extensive array of shops, supermarkets, restaurants, parks and well regarded schooling. The village of Speldhurst itself benefits from its very own acclaimed primary school, general store with post office and village pub as well as a large recreation ground with bowls club and cricket club with a cricket pavilion and play area for young children. Local residents enjoy a thriving community spirit that hosts an annual pram race and village fete and benefits from its own village hall offering many community clubs and classes. This idyllic village is very well positioned to the larger neighbouring towns as well as offering useful road links to the A21/M25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 







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