



Mill Farm Close, Tunbridge Wells
£650,000

3 bedroom bungalow for sale

4 Mill Farm Close forms part of an exclusive gated development in a sought-after location. This stylish semi-detached bungalow offers a good-sized living space, kitchen, dining area, and two bathrooms. The front door opens into a hallway that leads to the open living room which features an exposed brick fireplace fitted with a snug woodburning stove.

The spacious kitchen/dining room, including a peninsula with breakfast bar provides a sociable area to entertain friends and family.

The kitchen is fitted with contemporary white units in a high gloss finish, quartz worksurfaces and integrated appliances, including an induction hob with extractor, oven, fridge freezer and dishwasher. There is rear access through to the garden and patio area from the kitchen.

There are three bedrooms in total, two bedrooms to the rear have built-in wardrobes and overlook the garden. The master bedroom also has an ensuite that is fitted with a shower, vanity cupboard and wc. The third bedroom is situated at the front of the house and can double as a home office.

The second bathroom can be accessed from the hall and is equipped with a shower over the bath, wc, and vanity mirrored cupboard - all of high quality with tiled walls and floors, modern fixtures, a heated towel rail, and concealed wc system.

This quintessential bungalow balances the modern with the traditional by boasting rustic ledgestone bricks and wooden lintels contrasted by aluminium casement windows and modern doors. The easily maintained block paved driveway provides ample parking to the front of the house. The patio and garden can be reached through the side gate and path running alongside the righthand side of the house. The L-shaped house and hedge cleverly provides the patio with a good deal of privacy.

*The property is subject to a service charge

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Mill Farm Close, Tunbridge Wells, TN3

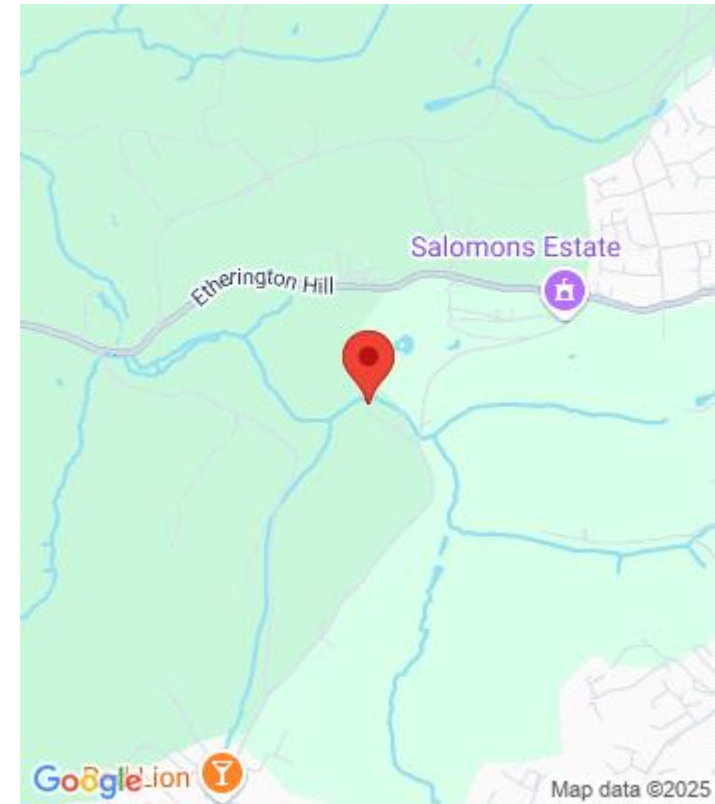
Approximate Area = 966 sq ft / 89.7 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n6/ecom 2024. Produced for Presence & Co. REF: 1016285



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.