



24 Grecian Road
Tunbridge Wells, Kent

A charming, stylish, and beautifully presented home set in the heart of the favoured village area within a short walk of the mainline station, The Pantiles, High Street, and parks.

Guide price £750,000 Freehold



Situation:

The property is situated in an enviable position on a sought-after residential road in the heart of the village area of Tunbridge Wells, ideal for those seeking a central but quiet location.

The property is just a few minutes' walk from the mainline station, which provides a regular service to the main London stations in under an hour.

The High Street is within easy reach with its wide range of independent shops, restaurants and coffee houses, with the famous Pantiles area being a short stroll away.

There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

Description:

The property is a delightful, impressive, and well-presented family home having been subject to many improvements by the current owners yet still retaining attractive period features, and in a fabulous and sought-after location.

The accommodation is arranged over four floors and includes, on the ground floor; a porch with period tiling; an entrance hall with attractive period cornicing and tiled floor leading to a spacious open plan kitchen and dining room (extending to over 22ft) featuring a tiled floor throughout, with the kitchen featuring a wide range of shaker style wall and base units, complementary work surfaces, stainless steel sink, Neff hob and extractor with attractive tile surround, Neff ovens, and plumbing for a dishwasher, washer and dryer. The well-proportioned dining room features a delightful working period wrought iron fireplace as its focal point and offers plenty of space for dining. To the rear of the kitchen is a lobby providing access to the garden with adjacent downstairs w/c with heated towel rail and attractive gloss wall tiling.

On the first floor is a landing leading to a spacious living room featuring large period windows with New England style shutters providing a great deal of light with the room being complemented by a working fireplace with attractive brick surround. Also located on this floor is a good size double bedroom with large sash window overlooking the garden.

Located on the third floor is a landing with adjacent w/c featuring attractive wall and floor tiling, the spacious principal bedroom with twin sash windows, and the noticeably good-sized bathroom with bath, separate large walk-in shower with both rain and shower attachment, dual valve heated towel rail, and useful mirrored storage cupboard.

On the top floor is a third double bedroom with exposed wood flooring and fitted storage cupboard.

To the front of the property is paved garden boarded by a brick wall, and to the rear is a good-sized low maintenance paved courtyard garden ideal for entertaining with feature brick wall boarding one side.

Services: Mains water and electricity. Gas central heating.

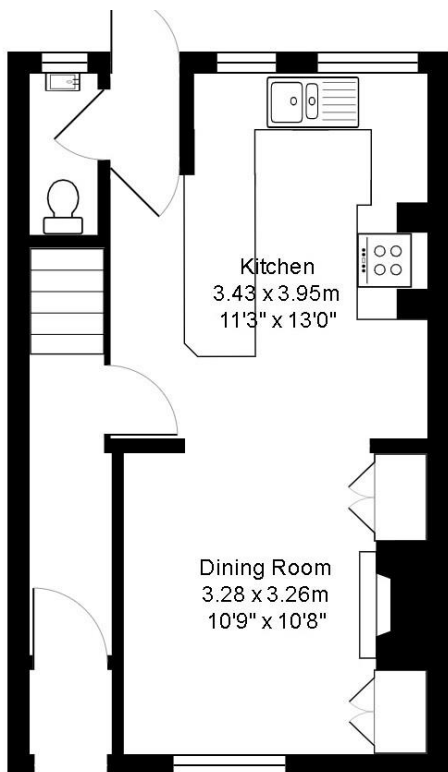
EPC: D

Local Authority: Tunbridge Wells Borough Council (01892) 526121 – Band E (£2484.50 p.a.)

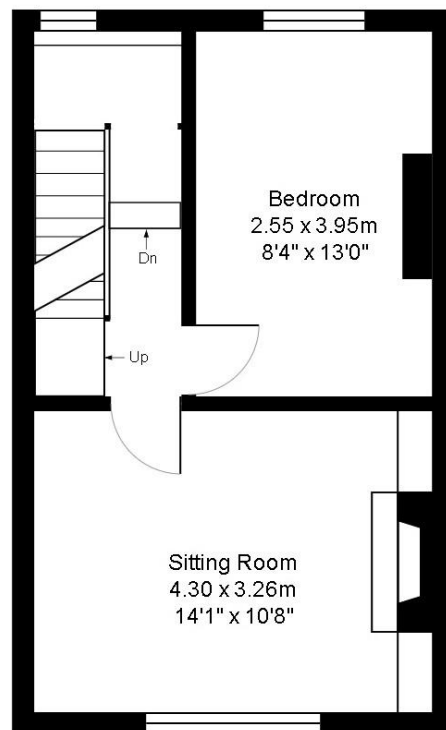
Property address: TN1 1TG

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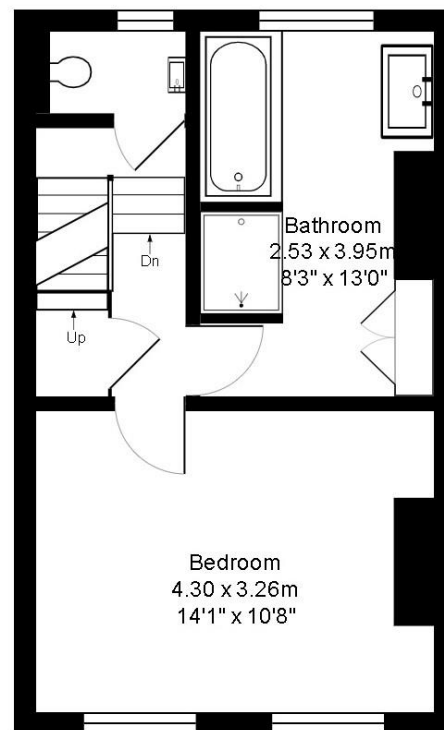
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



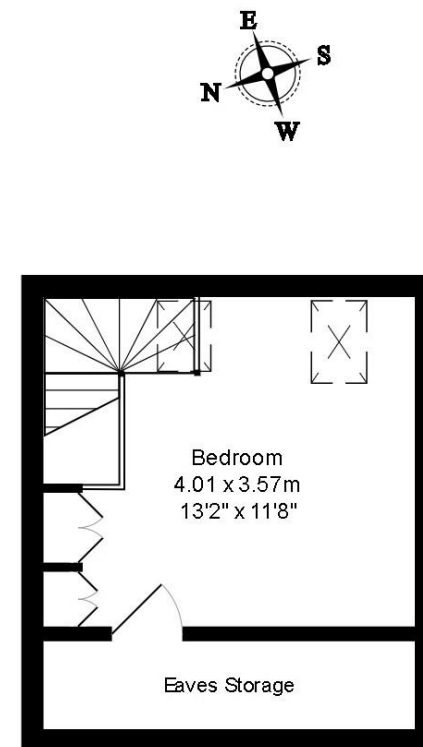
Ground Floor
Area: 31.7 m² ... 341 ft²



First Floor
Area: 31.7 m² ... 341 ft²



Second Floor
Area: 31.7 m² ... 341 ft²



Third Floor
Area: 14.3 m² ... 154 ft²

Total Area: 109.4 m² ... 1177 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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