43 Nelson Road
Tunbridge Wells Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

Situated in a quiet and secluded position, this 2 bedroom home has both front and rear gardens, spacious living and kitchen/breakfast rooms and situated in a sought-after residential area within easy reach of St Peters School, the town centre and station.

Guide price £400,000 - £425,000 Freehold

Situation:

The property is situated in the convenient and popular Hawkenbury area of Tunbridge Wells, which is much sought after for its proximity to the town centre and station (under a mile via Camden Park), as well as the highly regarded St Peters Primary School.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

A spacious and well-presented family home offering versatile accommodation throughout.

The home is arranged over three floors and includes, on the ground floor; an entrance porch with hanging hooks for coats; a spacious living room with wood flooring and a working wrought iron period fireplace as its focal point; a spacious kitchen/breakfast room with a wide range of shaker style wall and base units with complementary work surfaces, wall and floor tiling, oven, 4 ring hob and stainless steel extractor and sink with mixer tap over; and a utility room with plumbing for a washing machine and door providing access to the rear garden.

On the first floor is a landing and two double bedrooms, both with delightful period wrought iron fireplaces, in addition to a family bathroom with bath with period style taps and shower over, mirrored wall cabinet, low lying w/c, pedestal sink, and wall and floor tiling.

On the top floor is a loft room, with plenty of eaves storage.

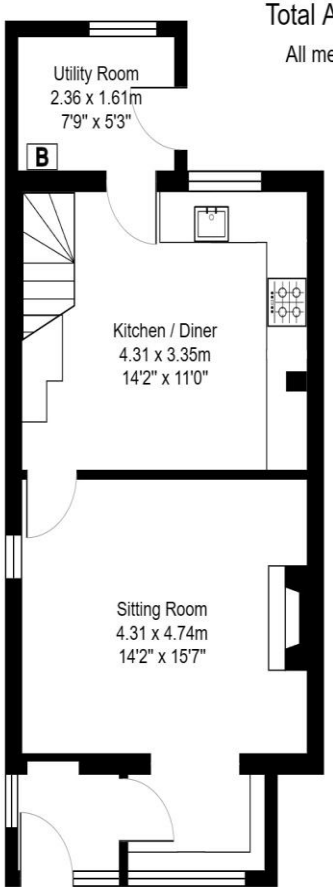
To the front is a good-sized low maintenance private garden laid to slab paving with a shed, and to the rear a low maintenance courtyard style garden.

Services: Mains water and electricity. Gas-fired central heating.
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Council tax band: C
Current EPC Rating: E
Property address: Postcode TN2 5AW

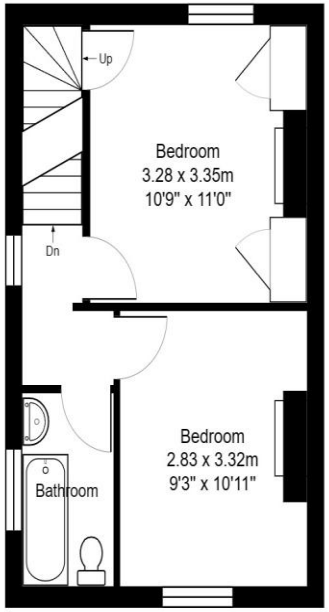
01892 619888 www.greenlizardhomes.co.uk
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

Total Area: 81.1 m² ... 873 ft² (excluding eaves storage)

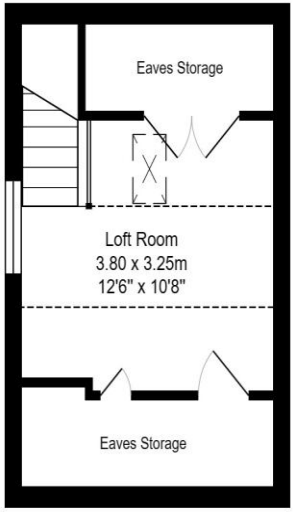
All measurements are approximate and for display purposes only.



Ground Floor
Area: 38.8 m² ... 418 ft²



First Floor
Area: 29.2 m² ... 314 ft²



Second Floor
Area: 13.2 m² ... 142 ft²

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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15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 email: info@greenlizardhomes.co.uk