



**2 Albany Hill**  
Tunbridge Wells, Kent





A beautifully presented and spacious family home, benefiting from a driveway, garage and good-sized private rear garden, situated in a quiet position in the St James' area within easy reach of St James school, the town centre and station.

## Guide price £625,000 Freehold

### Situation:

The property is situated in a popular and convenient residential area of Tunbridge Wells, which is much sought after for its close proximity to the town centre, station, and St. James' primary school. Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley Parks. There are also a number of highly regarded state and independent schools in the area including grammar schools for both girls and boys. For the commuter, both High Brooms and Tunbridge Wells have mainline stations serving London Bridge, Charing Cross and Cannon Street in under the hour and the A21 is also within easy reach and links with the M25.

### Description:

This well presented and spacious family home has been updated by the current owners and offers versatile and spacious accommodation throughout.

The property is well appointed throughout and includes, on the ground floor; a large entrance hall with adjacent downstairs w/c; a utility room with a range of base units, stainless steel sink and plumbing for a washing machine; an integrated garage; and a very useful and well-proportioned storage room.

On the first floor is a large landing with high quality laminate flooring; a spacious living room (extending to over 17ft) featuring high quality laminate flooring and a large bay window providing a great deal of light; and a large kitchen/dining room with French doors providing access to the garden, featuring a wide range of wall and base units, complementary wood work surfaces, and integrated appliances including a Siemens dishwasher, double ovens, and fridge/freezer.

On the top floor is a landing with adjacent airing cupboard, and three good-sized bedrooms all with fitted wardrobes, with the spacious principal bedroom benefiting from an ensuite. Also located on this floor is a family bathroom, with space offset bath and shower over, gloss white wall tiling, and heated towel rail.

To the front of the property is a recently renewed brick driveway and front garden laid to lawn, and to the rear is a good-sized garden mainly laid to lawn, boarded by mature plants and shrubs, with a large patio area ideal for outdoor entertaining.

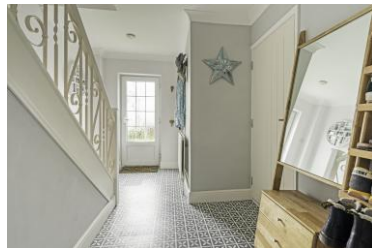
**Services:** Mains water and electricity, gas-fired central heating

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

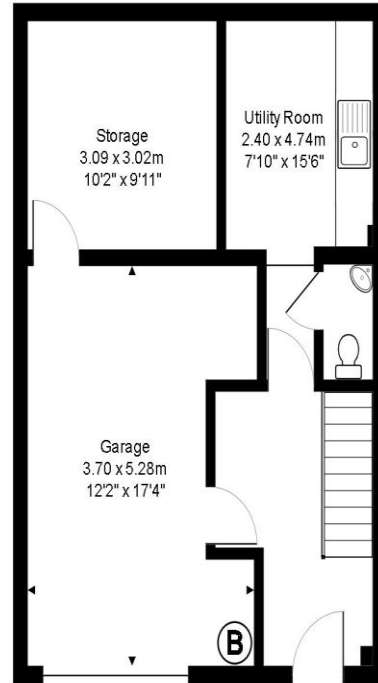
**Current EPC Rating:** D

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

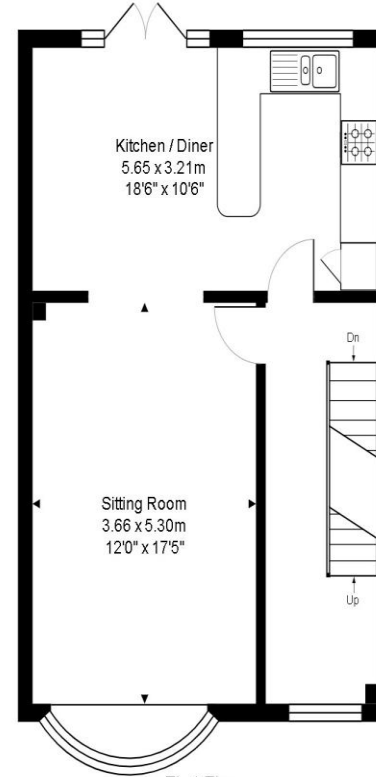
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week  
15 Crescent Road, Tunbridge Wells, Kent TN1 2LU email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)



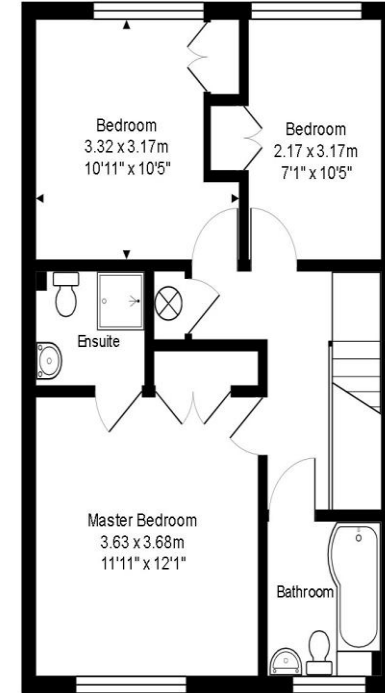
Total Area: 147.3 m<sup>2</sup> ... 1585 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Ground Floor  
Area: 48.1 m<sup>2</sup> ... 518 ft<sup>2</sup>



First Floor  
Area: 50.2 m<sup>2</sup> ... 541 ft<sup>2</sup>



Second Floor  
Area: 48.9 m<sup>2</sup> ... 527 ft<sup>2</sup>

#### 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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