



11 Clifton Road
Tunbridge Wells, Kent

A noticeably spacious and beautifully presented family home, featuring a large rear garden with westerly aspect, and within a few minutes' walk of the mainline station and local amenities.

Guide price £550,000 Freehold

Situation:

The property is situated in the convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre.

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:

This beautifully presented home offers spacious accommodation (1236 Sq.Ft/114.8 Sq.m) and benefits from a large private garden with a favoured westerly aspect.

The home is arranged over two floors and includes, on the ground floor; a porch; a large entrance hall with wood flooring and adjacent downstairs w/c; a spacious living room with bay windows providing a good deal of natural light and period fireplace with feature hearth and surround; a well-proportioned dining room with feature period wrought iron fireplace and delightful patterned tiling; a large kitchen/breakfast room extending to almost 18ft featuring a wide range of Shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, tile flooring, stainless steel sink with and drainer and mixer tap over, AEG induction hob with stainless steel extractor, double ovens, dishwasher, tailor fit American style fridge/freezer, and integrated wine rack.

On the first floor is a large landing and three double bedrooms with the principal bedroom being of notable size (extending to almost 14ft) and benefiting from bay windows providing a good deal of natural light and feature wrought iron period fireplace. Also located on this floor is a good-sized family bathroom featuring a standalone bath with period style taps, a separate walk in shower with both rain and additional shower heads, low level w/c, wash basin with mixer tap over and storage beneath, double wall mounted mirrored medicine cabinet, and stainless steel heated towel rail, with the room being complemented by attractive wall and floor tiling.

To the front of the property is a garden laid to stone shingle bordered by hedgerow and a low-lying brick wall with wrought iron inserts, and to the rear a large private garden with westerly aspect mainly laid to lawn, edged by mature plants and shrubs, a large patio area ideal for outdoor entertaining, and shed.

Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

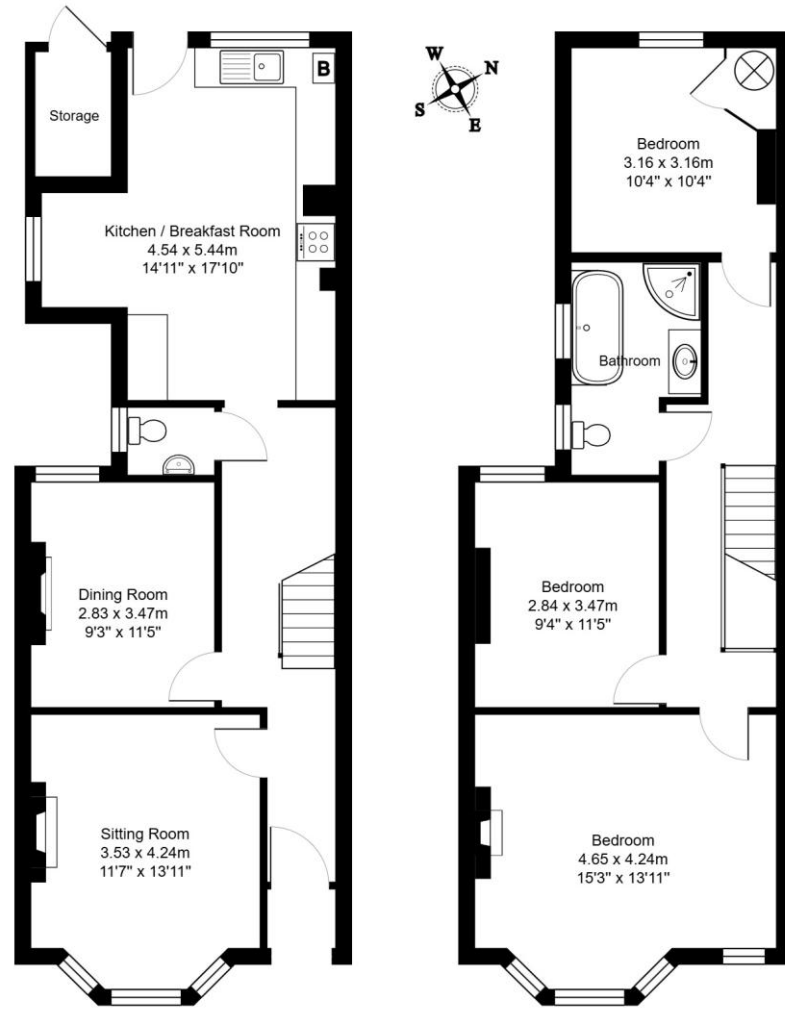
Current EPC Rating: D

Property address: Postcode TN2 3AR



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



Important notice:

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