



**17 Mereworth
Road**

CHAIN FREE A spacious family home offering tremendous potential to update and enlarge (STC), private garden with westerly aspect, and within walking distance of sought-after schools. Situated in a quiet road in the desirable St John's area.

Guide price £525,000 Freehold

Situation:

The property is situated in an enviable position in a sought-after and quiet residential road and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within walking distance and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

A family home providing spacious accommodation across two floors which would benefit from modernisation with the potential to create an impressive family home in a sought-after location.

The accommodation is arranged over two floors and includes, on the ground floor; a large entrance hall with hanging hooks for coats; a spacious living room with working fireplace and bay windows providing a good deal of natural light; a kitchen with a range of wall and base units, complementary work surfaces, oven with 4 ring hob, washing machine, stainless steel sink and drainer, with the kitchen benefiting from an adjacent larder; a well-proportioned dining room with garden views; and a rear lobby providing access to the garden.

On the first floor is a landing and three bedrooms all with fitted wardrobes, in addition to a family bathroom featuring a bath with shower over, pedestal wash basin, low level w/c, with the room being complimented by gloss wall tiling. The property also benefits from a large loft.

To the front of the property is a low maintenance garden bordered by a low-lying brick wall and wrought iron gate, and to the rear is a good-sized private garden with a westerly aspect mainly laid to lawn, with greenhouse, shed, and patio area ideal for outdoor entertaining.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

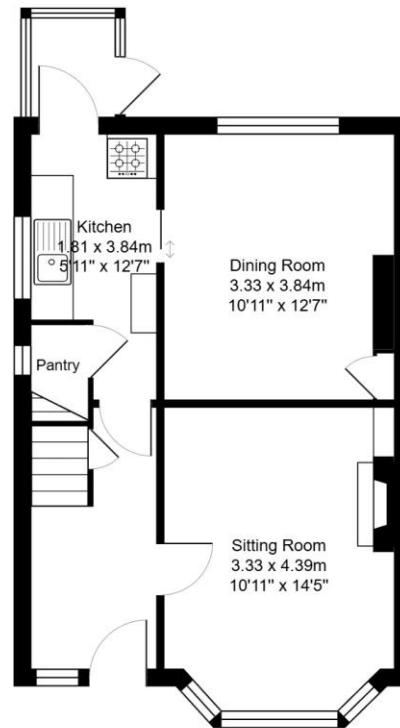
Current EPC Rating: D

Directions: The postcode of the property is TN4 9PL

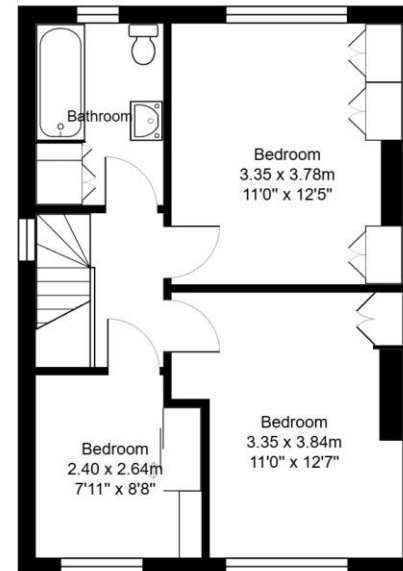


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



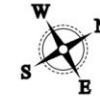
Ground Floor
Area: 44.1 m² ... 475 ft²



First Floor
Area: 41.2 m² ... 443 ft²

Total Area: 85.3 m² ... 918 ft²

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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