



8 Avon Street
Tunbridge Wells, Kent

A spacious and tastefully improved family home, with three double bedrooms, private landscaped garden, and situated in a popular residential location within easy reach of the town centre and mainline station.

Guide price £495,000 Freehold

Situation:

The property is situated in a sought-after residential area and conveniently located for the town centre, schools, park, and main line station. Tunbridge Wells offers 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. There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

For the commuter, Tunbridge Wells mainline station provides 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:

The property is a semi-detached family home having been tastefully updated by the current owners and offers the potential to enlarge still further if required (STC). The property also benefits from under floor heating throughout the ground floor.

The accommodation is arranged over two floors and includes, on the ground floor: a good-sized entrance hall with attractive wood effect flooring and adjacent downstairs w/c with wall tiling; a good-sized living room with bay windows providing a good deal of natural light, New England style window shutters, and a delightful feature wood burner with quartz hearth; a spacious dining room with attractive wood effect flooring, feature exposed brick wall, and New England style window shutters; and a contemporary kitchen with a wide range of wall and base units, complementary wood work surfaces, breakfast bar, gloss white tile splashbacks, oven, Bosch induction hob with stainless steel extractor, integrated fridge/freezer, and AEG dishwasher.

On the first floor is a spacious landing and three good-sized double bedrooms all with New England style window shutters, with the noticeably spacious principal bedroom benefiting from a bay window providing a good deal of natural light in addition to two sets of fitted wardrobes adjacent to the chimney breast. Also located on this floor is a family bathroom with large walk-in shower featuring attractive wall tiling, low level w/c, wash basin with mixer tap over and storage beneath, and heated towel rail.

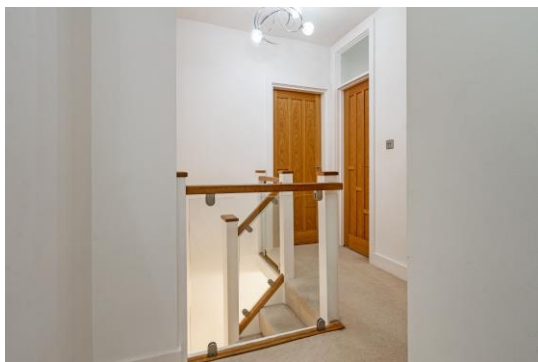
To the front is an attractive low maintenance garden laid to stone shingle bordered by a low-lying brick wall with wrought iron gate and granite path providing access to the front door. To the rear is a landscaped private garden mainly laid to artificial lawn, with granite paths and raised granite patio creating an ideal area for outdoor entertaining.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121; Council tax band C

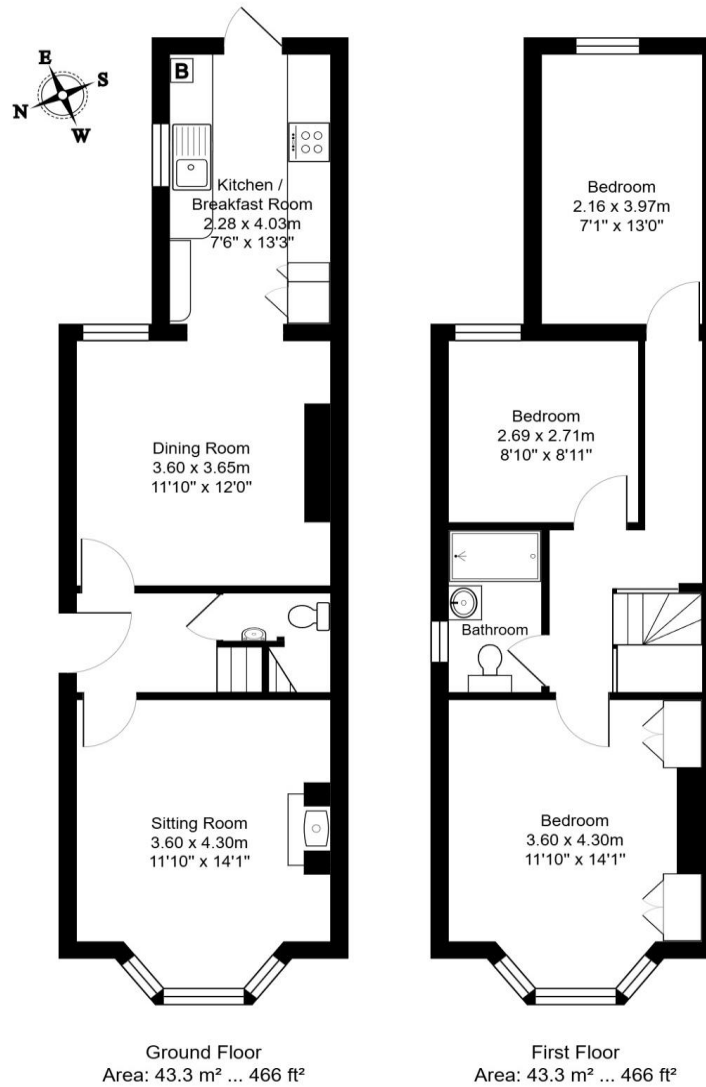
Current EPC Rating: D

Directions: The postcode of the property is TN1 2JG



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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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