



SOLD PRIOR TO MARKETING A beautifully presented home, having been tastefully updated and extended by the current owner, located in a quiet residential area within easy reach of the mainline station and town centre.

Guide price £470,000 Freehold

Situation:

The property is situated in a desirable residential location, within walking distance of High Brooms mainline station and within easy reach of Tunbridge Wells town centre. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools. For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to 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 beautifully presented family home having been subject to many tastefully improvements by the current owners yet still offers potential to enlarge still further if required (STC). The house benefits from a good-sized private garden with a south westerly aspect, as well as a drive providing parking for several cars in addition to a garage.

The house is presented over two floors and includes, on the ground floor; a spacious entrance hall, a well-proportioned living room with box bay window, and an spacious open plan kitchen/breakfast/dining room creating a perfect family or entertaining space, with a central island, a wide range of contemporary wall and base units and with all the appliances one would expect.

On the first floor is a good-sized landing and three bedrooms, in addition to a recently updated contemporary bathroom.

To the front is a garden and brick driveway providing parking for several cars, to the side is a garage, and to the rear a good-sized private garden.

Current EPC Rating: D

Services: Mains water, gas and electricity

Local Authority: Tunbridge Wells Borough Council

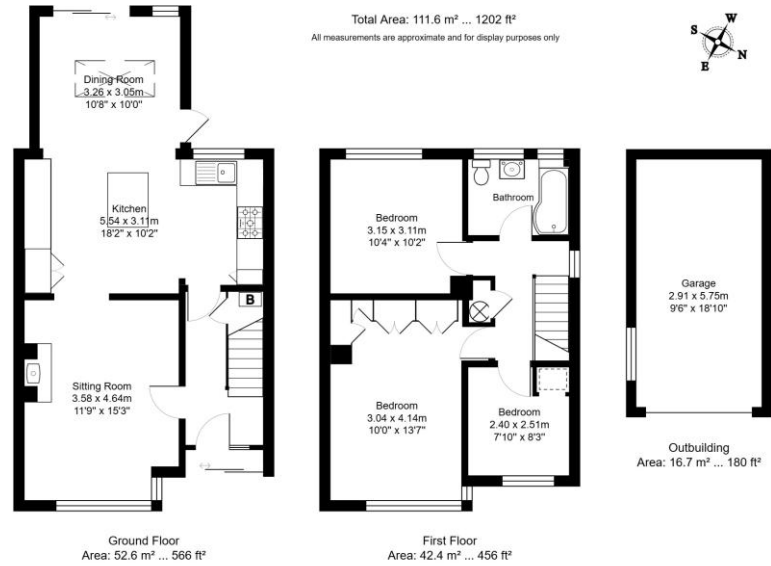
Council tax band: D

Property address: TN2 3HJ



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



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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