



**21 Nelson Road**  
Tunbridge Wells, Kent



A well-presented and noticeably spacious 5 bedroom home benefiting from a good sized, secluded southeast facing rear garden. The property is situated in a sought-after residential area, within walking distance of the highly regarded St Peters School, and is within easy reach of the mainline station and town centre.

## Guide Price £675,000 Freehold

**Situation:** The property is situated in an enviable position in a much sought-after residential road in the popular Hawkenbury area of Tunbridge Wells, the town centre being approximately one mile distant, providing a comprehensive range of amenities including Royal Victoria Place 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.

There are a number of well-regarded schools in the area, including grammar schools for both girls and boys, and the highly regarded St Peter's Primary school is within easy reach.

For the commuter, the 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:** This well-presented period home (with EPC rating of 'C') provides well-proportioned and versatile accommodation, which is bright and airy throughout, and has been updated by the current owners to create an impressive and spacious family home.

Arranged over three floors the accommodation includes, on the ground floor; an entrance porch; a large entrance hall with attractive wood flooring; a large, open plan, dual aspect living room extending to almost 38ft with attractive wood flooring and bay window to the front providing a good deal of natural light; and a recently updated contemporary kitchen featuring a wide range of gloss wall and base units, complementary work surfaces, and integrated appliances including a Bosch induction hob with glass splashback, stainless steel extractor, Bosch oven, dishwasher and washing machine. The kitchen also features French doors providing access to the secluded garden.

On the first floor is a spacious landing, and three good-sized bedrooms with the largest of the three benefiting from double fitted wardrobes, in addition to a family bathroom featuring a bath with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, with the room being complemented by marble effect wall and floor tiles to create a clean and crisp feel.

On the top floor is a landing and two good-sized double bedrooms as well as a contemporary bathroom featuring a large walk-in shower with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, and stainless steel heated towel rail.

To the front of the property is a paved front garden bordered by hedgerow and wrought iron gate, and to the rear is a good-sized and secluded garden with a southerly aspect featuring a large decked area ideal for entertaining, area of artificial lawn, and patio area.

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

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

**Council tax band:** C

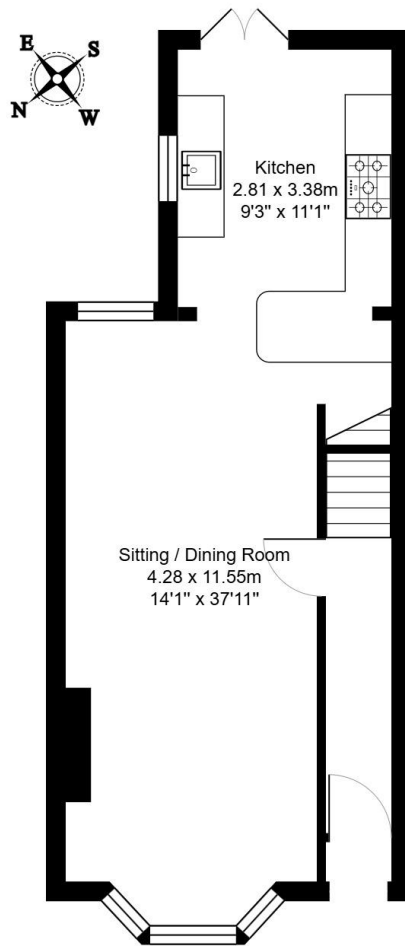
**Current EPC Rating:** C

**Property address:** TN2 5AW

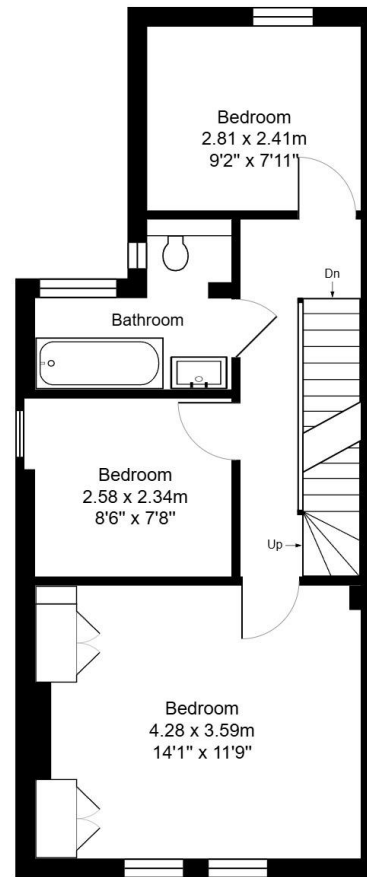


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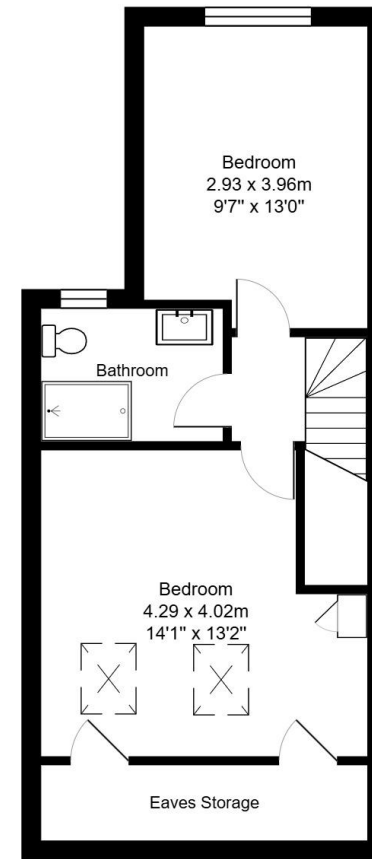
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 42.5 m<sup>2</sup> ... 457 ft<sup>2</sup>



First Floor  
Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>



Second Floor  
Area: 36.1 m<sup>2</sup> ... 388 ft<sup>2</sup>

Total Area: 120.2 m<sup>2</sup> ... 1294 ft<sup>2</sup> (excluding eaves storage)  
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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