



Green Utiard  
FOR SALE  
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**41 Napier Road**  
Tunbridge Wells, Kent

\*CHAIN FREE\* A well-presented period property benefiting from a good-sized private rear garden and situated in a sought-after residential area on the favoured south side of Tunbridge Wells within easy reach of the town centre and station.

## Guide price £475,000 Freehold

### Situation:

The property is situated in an enviable position in a much sought after residential road in the popular Hawkenbury village area of Tunbridge Wells, the town centre being approximately one mile distant providing a comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, 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 state and independent schools in the area, including grammar schools for both girls and boys, and the highly favoured St Peter's Primary School is around a few minutes' walk away. 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:

The property is an impressive period family home offering spacious accommodation.

The accommodation is arranged over two floors and includes, on the ground floor; an entrance hall; a well-proportioned living room with wood effect flooring, feature wrought iron feature fireplace, and bay windows with New England style shutters providing a good deal of natural light; a good-sized dining room featuring wood effect flooring, New England style window shutters, and adjacent downstairs storage cupboard; a contemporary kitchen with a wide range of shaker style wall and base units, complementary wood work surfaces, attractive gloss tile splashbacks, patterned tile flooring, stainless steel sink and drainer with mixer tap over, and integrated appliances including a Bosch 4 ring hob and stainless steel extractor, oven, fridge/freezer, Kenwood dishwasher, and washing machine. Also located on this floor is the family bathroom featuring bath with shower over, attractive gloss white wall tiles, low level w/c, and wash basin with storage beneath and mixer tap over

On the first floor is a spacious landing with wood effect flooring and three good-sized bedrooms all with New England style window shutters.

To the front is a low maintenance garden laid to slate shingle boarded by a low-lying brick wall and wrought iron gate. To the rear is a good-sized low maintenance private garden with a large shed.

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

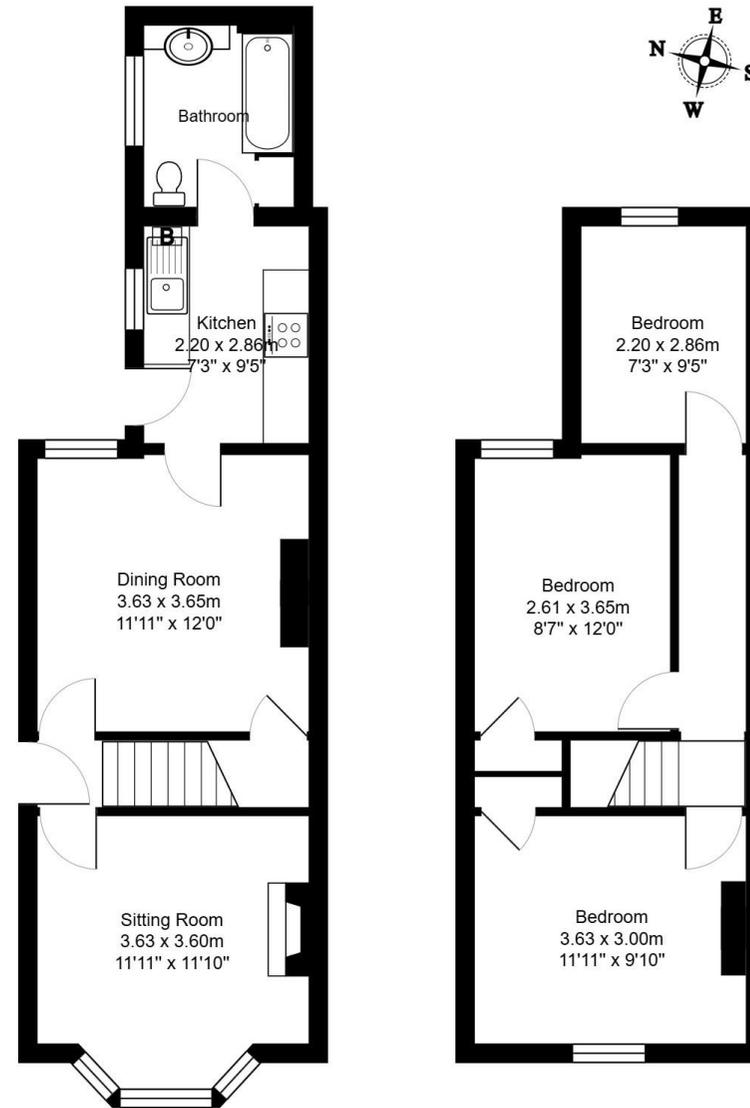
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council Tax Band:** C

**Current EPC Rating:** D

**Property address:** Napier Road, Tunbridge Wells, Kent TN2 5AU





Ground Floor  
Area: 41.1 m<sup>2</sup> ... 443 ft<sup>2</sup>

First Floor  
Area: 34.8 m<sup>2</sup> ... 374 ft<sup>2</sup>

**Total Area: 75.9 m<sup>2</sup> ... 817 ft<sup>2</sup>**

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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