



**11 Kirkdale Road**  
Tunbridge Wells, Kent



**\*CHAIN FREE\*** Requiring updating throughout, a spacious period home with south facing garden situated in a central yet quiet location within a short walk of the town centre and station. EPC 'C'

## Guide price £300,000 Freehold

### Situation:

The property is situated in a convenient and sought after area of Tunbridge Wells, in a central, yet quiet and tucked away location within a short walk of the town centre and station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are also a number of well-regarded schools in the area, including grammar schools for both girls and boys.

For the commuter, Tunbridge Wells mainline station serves 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 good-sized family home requiring updating throughout situated in a desirable and quiet location and yet within easy reach of the town centre and mainline station.

The home is arranged over two floors and includes, on the ground floor; a well-proportioned living room; an inner hallway; a good-sized kitchen with a range of shaker style wall and base units, complementary work surfaces, stainless steel one and a half bowl sink with mixer tap over, Bosch 4 ring hob and stainless steel extractor, and Bosch oven; a utility room with shaker style wall and base units; and a bathroom featuring a bath with shower over, low level w/c, pedestal wash basin, and Worcester Bosch boiler.

On the first floor are three good sized bedrooms providing the opportunity to reconfigure if required.

To the front of the property is a good-sized front garden mainly laid to lawn with a variety of mature plants and shrubs and boarded by a pretty picket fence and gate.

To the rear a private south facing garden ideal for outdoor entertaining.

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

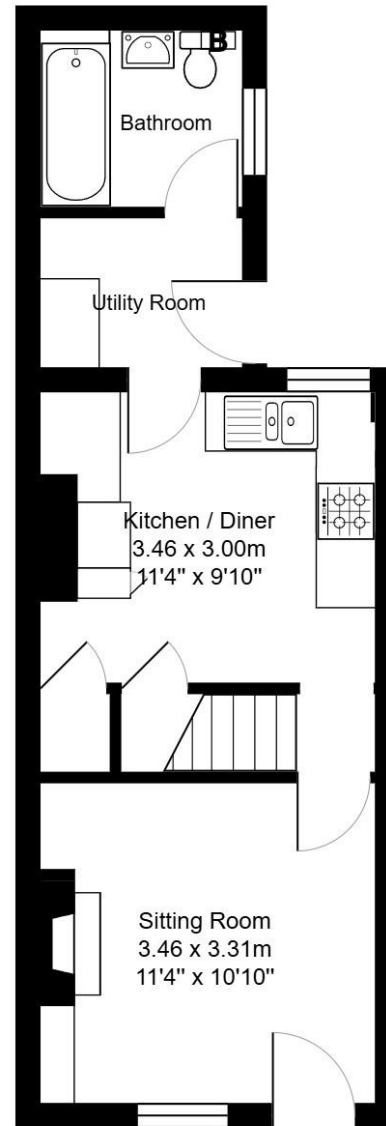
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council tax band** B

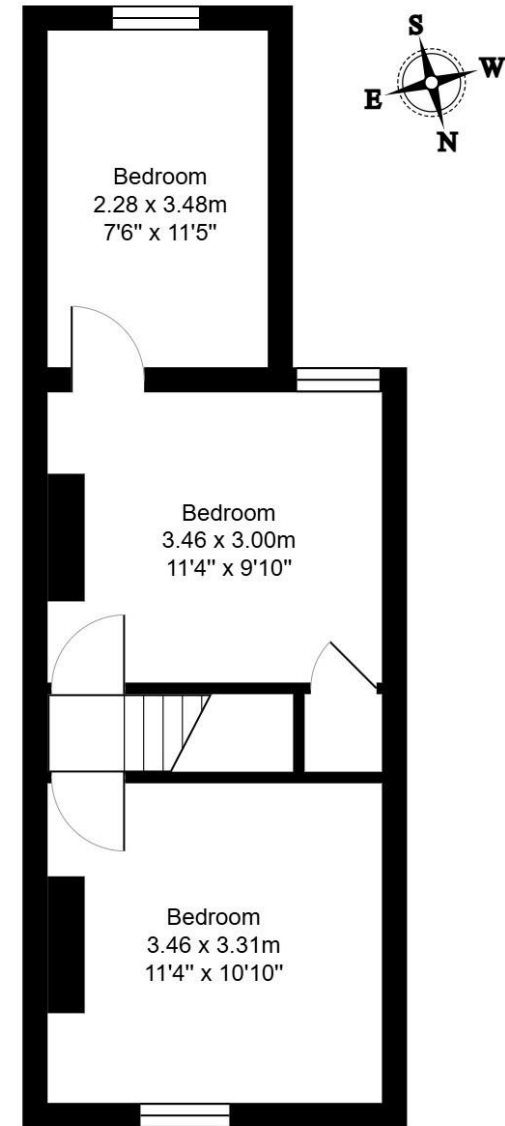
**Current EPC Rating:** C

**Property address:** Kirkdale Road, Tunbridge Wells, Kent TN1 2SB





Ground Floor  
Area: 33.3 m<sup>2</sup> ... 358 ft<sup>2</sup>



First Floor  
Area: 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>

Total Area: 67.2 m<sup>2</sup> ... 724 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, representations of fact. The agents have not been instructed to verify the accuracy of the information or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are approximate and the descriptions contained herein are used in good faith as an opinion.

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01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)