



P 8 am - 6 pm
Permit holders
or
2 hours
No return
within 4 hours

3

1a Chandos Road
Tunbridge Wells, Kent

CHAIN FREE A charming and well-proportioned home situated in a desirable residential location in the sought-after St James area of Tunbridge Wells, within easy reach of the town centre and station.

Guide price £285,000-£300,000 Freehold

Situation:

The property is situated in the sought-after St James area and convenient for the town centre, the mainline station, schools (including the highly regarded St James primary school), and Grosvenor and Hilbert Park with its café and sport facilities.

Tunbridge Wells offers a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex, gyms, sports clubs and two theatres. The town is well known for the historic Pantiles and enviable open spaces, including the Common and 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, regular trains run from Tunbridge Wells mainline station 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 well-presented mid terraced home benefiting from being freshly decorated throughout with new fitted carpets on the upper floor.

The property is presented over two floors and includes, on the ground floor: a spacious triple-aspect open plan living room (extending to over 19Ft), with attractive wood effect flooring throughout, a kitchen area featuring a central island breakfast bar with storage and integrated fridge beneath, a wide range of Shaker style wall and base units with complementary wood block effect work surfaces, stainless steel single drainer sink unit with mixer tap, and fitted appliances including an 'Indesit' washer/dryer, electric induction hob with filter hood above, electric oven, and integrated freezer.

On the first floor is a landing and two double bedrooms, in addition to a family bathroom with white suite comprising of a panelled shower/bath, glazed shower screen, mixer tap and wall shower spray, wash hand basin with mixer tap and cupboards beneath, low level WC, vanity wall mirror with light, full height tiling to two walls, vinyl flooring, chrome towel rail/radiator, coved ceiling with downlighting, extractor fan and window to rear.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: B

Current EPC Rating: D

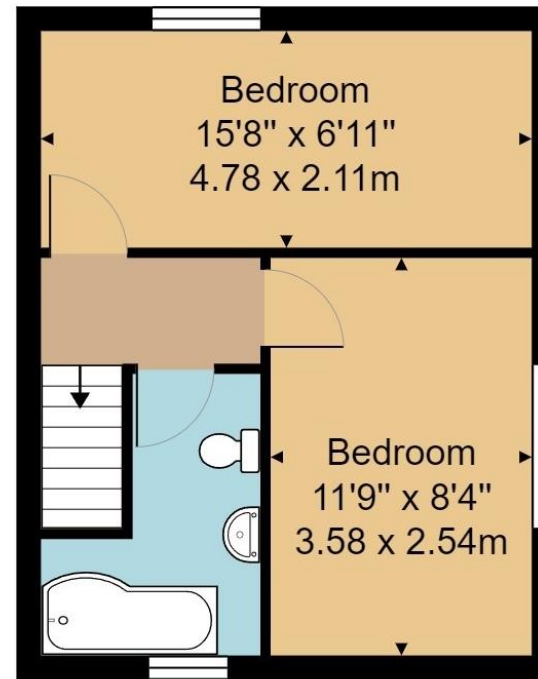
Directions: The postcode of the property is TN1 2NY

01892 619888 www.greenlizardhomes.co.uk

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



Ground Floor



First Floor

Approx. Gross Internal Area 604 ft² ... 56.1 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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