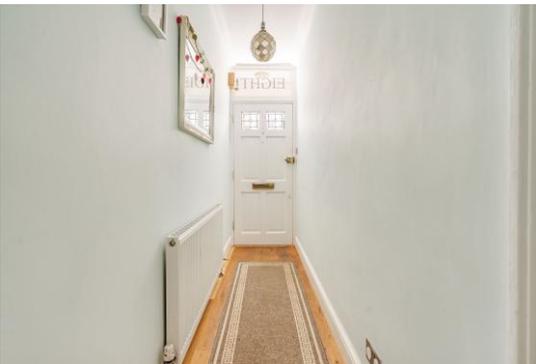




8 Mountfield Road
Tunbridge Wells, Kent

A delightful and well-presented home with additional loft room and potential to enlarge still further, private west facing rear garden, and situated in a much sought-after location in the heart of Tunbridge Wells within a few minutes' walk of the mainline station, town centre, and parks.

Guide price £700,000 Freehold



Situation:

The property is situated in an enviable position on a popular residential road in the heart of Tunbridge Wells, ideal for those seeking a quiet yet central location, and has the significant advantage of being located between two of the town's parks.

The property is just a few minutes' walk from the mainline station, which provides a regular service to the main London stations in under an hour.

The High Street is within easy reach with its wide range of independent shops, restaurants and coffee houses, with the famous Pantiles area being a short stroll away.

There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

Description:

The property is an impressive period home which is well presented and offers versatile accommodation throughout, in addition to offering the potential to enlarge still further if required. The property also benefits from an EPC rating of 'C'.

The accommodation is arranged over three floors and includes, on the ground floor; an entrance porch; a spacious entrance hall with wood flooring; a noticeably spacious dual aspect open plan living room extending to over 27ft divided into sitting and dining areas, with a bay window providing a good deal of natural light; a contemporary dual aspect kitchen with underfloor heating and bi fold doors providing access to the garden, and features a wide range of gloss wall and base units, complementary work surfaces, 1 ½ bowl stainless steel sink with mixer tap over, and integrated appliances including SMEG oven and microwave, and SMEG 4 ring hob.

On the first floor is a spacious landing and three bedrooms, with the large principal bedroom benefiting from twin sash style windows and an expanse of fitted cupboards and shelving providing ample storage. Also located on this floor is a family bathroom with underfloor heating, featuring bath with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over, heated towel rail, with the room being complimented by attractive gloss wall tiles.

On the top floor is a good-sized loft room current utilised as a playroom and could be used for further accommodation with the potential to enlarge to create a principal bedroom with ensuite (STC).

To the front of the property is low maintenance garden laid to slate shingle bordered by a brick wall with wrought iron gate and a tiled pathway providing access, and to the rear a low maintenance private garden with a westerly aspect.

Services: Mains water and electricity. Gas central heating.

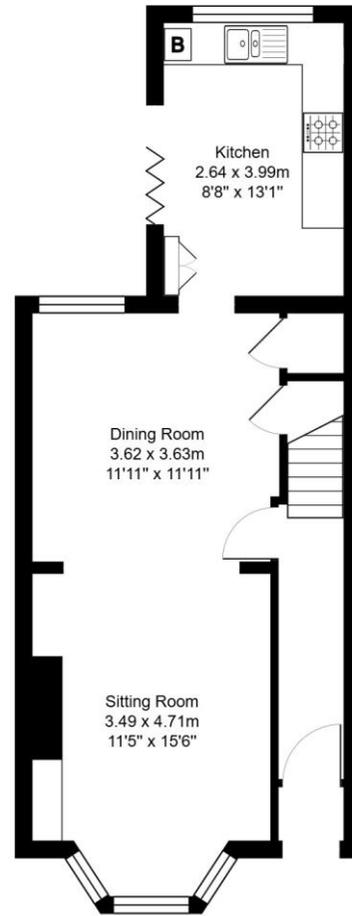
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: D

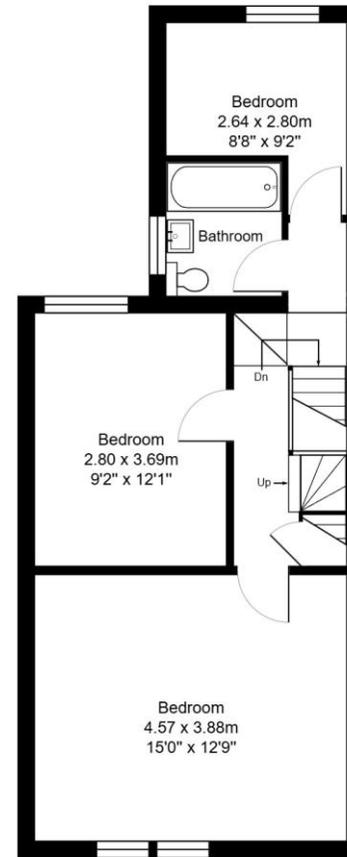
Current EPC Rating: C

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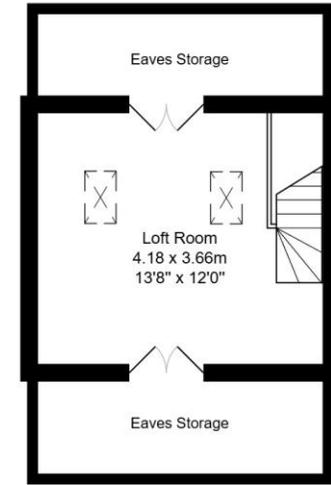
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 47.8 m² ... 515 ft²

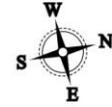


First Floor
Area: 46.4 m² ... 499 ft²



Second Floor
Area: 15.3 m² ... 164 ft²

Total Area: 109.5 m² ... 1178 ft² (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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