



23 Calverley Street
Tunbridge Wells, Kent

An immaculate and beautifully presented period home, having been tastefully updated by the current owner, centrally situated yet in a quiet and sought after location within a few minutes' walk of the town centre and station.

Guide price £575,000 Freehold

Situation: The property is situated in a desirable, quiet, and central location, within a short walk of the town centre and mainline railway station. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools. For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description: This beautifully presented and charming home has been tastefully updated by the current owners, including a recently fitted kitchen, creating a desirable home seamlessly blending period features with contemporary style.

With attractive wood flooring covering much of the ground floor, the accommodation includes, on the ground floor; a good-sized entrance hall; a well-proportioned living room featuring sash replacement windows with New England style shutters, fitted cupboards and areas of fitted shelving both sides adjacent to the chimney breast, and a delightful period style wood burner set in an exposed brick recess with tiled hearth making a fabulous focal point for the room; a spacious dining room with sash replacement window providing a good deal of natural light and views of the garden, in addition to an adjacent understairs storage cupboard; a recently fitted contemporary kitchen featuring a wide range of Shaker style wall and base units, complementary work surfaces, one and a half bowl sink with mixer tap over, Bosch 4 ring hob and stainless steel extractor, Bosch oven, full size fridge and freezer, and Bosch dishwasher; a utility room with Shaker style wall and base units and a large double cupboard with plumbing for both a separate washing machine and dryer; and a good-sized bathroom featuring bath with waterfall tap over, separate walk in shower, low level w/c, large wash basin with mixer tap over, stainless steel heated towel rail, and attractive wall and floor tiling.

The first floor has quality hard wood flooring throughout, a spacious landing, and three good-sized double bedrooms all with replacement windows.

To the front of the property is a garden laid to slate shingle which is bordered by a pretty period style wrought iron fence and gate, and to the rear is a secluded garden featuring a patio ideal for outdoor entertaining, and a raised garden area mainly laid to artificial lawn with a feature stone wall to the rear.

Current EPC Rating: D

Services: Mains water, gas and electricity

Local Authority: Tunbridge Wells Borough Council

Council tax band: D

Property address: TN1 2XD



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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: 48.6 m² ... 523 ft²

First Floor
Area: 37.7 m² ... 406 ft²

Total Area: 86.3 m² ... 929 ft²

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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