



**15 Leneda Drive**  
Tunbridge Wells, Kent

A stylish and beautifully presented detached bungalow with a large landscaped garden with westerly aspect, separate Gym and garden room, and situated in a sought after and quiet location within easy reach of the town centre and station.

## Guide Price £795,000 Freehold

**Situation:** The property is situated in a much sought-after and quiet close but is still within easy reach from the town centre and the 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 and its open spaces and parks and there are a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach and links with the M25.

**Description:** This desirable and beautifully presented property provides versatile and spacious accommodation throughout offering excellent potential to enlarge still further if required (subject to consents) and has been subject to many tasteful improvements by the current owners including a new kitchen and bathrooms.

The accommodation is arranged over one floor and includes, on the ground floor; a porch; a good-sized entrance hall with Karndean flooring and adjacent storage cupboard ideal for coats and shoes; a spacious, light and airy living room with delightful Karndean flooring extending to the kitchen and dining rooms, feature fireplace, and attractive half wood panelling; an impressive recently fitted contemporary kitchen/breakfast room featuring a large central island with Quartz top and full size wine fridge beneath, a wide range of shaker style wall and base units with complementary Quartz work surfaces, Butler sink with mixer tap over, AEG induction hob with Quartz splashback and automatic extractor above, Samsung American style fridge, AEG twin oven and microwave, dishwasher, and washer/dryer; and a well-proportioned dual aspect dining room with under floor heating and stable door providing access to the garden.

The property has three good sized double bedrooms, with the second bedroom benefiting from fitted wardrobes and the noticeably spacious principal bedroom having fitted wardrobes and furniture, in addition to a large, recently updated ensuite bathroom with twin wash basins with storage beneath, mirrored medicine cabinet, large walk in shower with both rain and separate shower attachment, low level w/c, stainless steel heated towel rail, attractive non slip tile effect flooring, and wall tiling. There is also a spacious and recently updated contemporary family bathroom.

To the front of the property is a garden mainly laid to lawn, driveway with electric car charger, garage, and additional parking to the side of the property with gates providing access to the garden. To the rear is a large and secluded garden with a westerly aspect, mainly laid to lawn with a wide selection of mature plants and shrubs, a large patio ideal for outdoor entertaining, Pergola, and additional large outbuilding with power and insulation currently divided into two separate rooms currently being utilised as a gym and garden room.

**Services:** Mains water and electricity

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

**Council tax band:** E

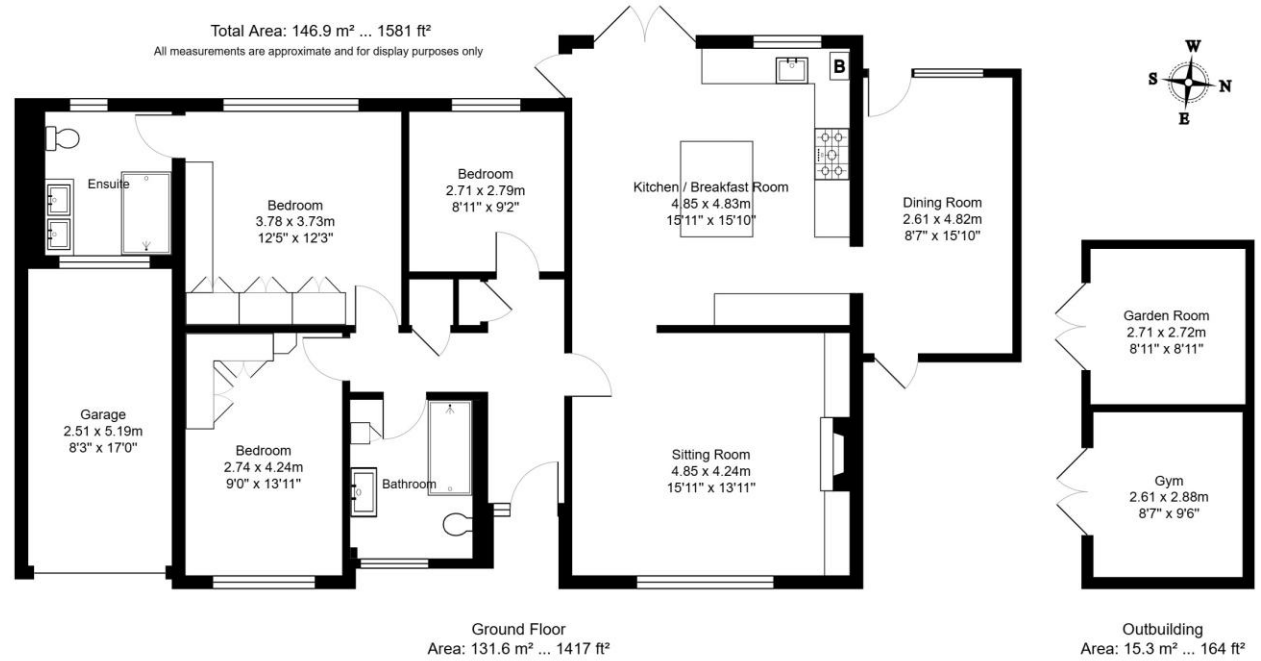
**Current EPC Rating:** D

**Directions:** TN2 5RJ



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

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



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