



22 East Cliff Road
Tunbridge Wells Kent



CHAIN FREE A spacious family home within walking distance of sought-after schools. Situated in a quiet road in the desirable St John's area, a 90 ft southerly aspect garden, driveway, and potential for expansion (STC).

Guide price £825,000 Freehold

Situation:

The property is situated in an enviable position in a sought-after and quiet residential road and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within walking distance and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

A handsome and substantial property providing spacious and versatile accommodation across three floors offering tremendous potential to enlarge still further if required to include an impressive principal bedroom suite (STC).

The accommodation is arranged over three floors and includes, on the ground floor; a large entrance hall with adjacent understairs storage; a well-proportioned dual aspect dining room; a kitchen with a wide range of shaker style wall and base units, complementary work surfaces, 4 ring stainless steel hob with extractor and glass splashback, oven, dishwasher, and stainless steel 1 ½ bowl sink and drainer; an inner lobby with door providing access to the side of the property with adjacent downstairs w/c and additional storage housing a separate washing machine and dryer; and a good-sized bright and airy dual aspect living room with French doors providing access to the secluded garden.

On the first floor is a spacious landing and three good-sized dual aspect double bedrooms in addition to a family bathroom featuring a panelled bath with shower over, pedestal wash basin, low level w/c, with the room being complimented by gloss wall tiling and wood effect flooring.

On the top floor is a further dual aspect double bedroom and access door to a large easily accessible loft (extending to almost 24ft), which has the potential to convert to create an impressive principal bedroom suite (STC).

To the front of the property is a driveway bordered by mature hedgerow creating a good sense of seclusion and to the rear is a good-sized secluded garden with a southerly aspect, mainly laid to lawn and bordered by mature plants and shrubs, a large decked area ideal for outdoor entertaining, and a shed.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: E

Current EPC Rating: E

Directions: The postcode of the property is TN4 9AE

01892 619888 www.greenlizardhomes.co.uk

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



Total Area: 123.7 m² ... 1332 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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