



52 Dorking Road
Tunbridge Wells, Kent



CHAIN FREE A spacious family home with large west facing garden, within walking distance of highly regarded schools and mainline station, and within easy reach of the town centre.

Guide price £650,000 Freehold



Situation:

The property is situated in an enviable position in a sought-after 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 and borders Grosvenor and Hilbert Park with its large green space, woodland, and children's play area

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 period property providing spacious accommodation over two floors having been extended to create an additional ground floor family room, utility room, and shower room, with the potential to enlarge still further if required (STC).

The accommodation is arranged over two floors and includes, on the ground floor; a large entrance hall with wood flooring and adjacent understairs storage; a well-proportioned living room with box bay window providing a good deal of natural light, fitted New England style shutters, and fitted window seat, in addition to a wood burner with attractive brick surround as the rooms focal point; a large kitchen/breakfast room with ample space for a dining table, central island, and a wide range of shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, 5 ring range oven with stainless steel extractor, Kenwood dishwasher, Samsung fridge/freezer and a 1½ bowl sink with mixer tap over; a spacious family room with attractive wood flooring with a door giving access to the garden, and 2 large Velux windows providing a good deal of natural light; a good-sized utility room featuring a range of wall and base units, stainless steel sink and drainer with mixer tap over, and both a separate washing machine and dryer; and an adjacent shower room with large walk in shower, low level w/c, wash basin with mixer tap over, heated towel rail, and attractive wall and floor tiling.

On the first floor is a spacious landing and three bedrooms in addition to a family bathroom featuring bath with rain shower over, low level w/c, wash basin with mixer tap over, wall mounted mirrored medicine cabinet, and attractive wall and floor tiling.

To the front of the property is a low maintenance garden mainly laid to slate shingle bordered by a low lying brick wall and hedgerow providing a good sense of seclusion, and to the rear a large west facing garden mainly laid to lawn boarded by mature plants and shrubs, patio area ideal for outdoor entertaining, and large shed with power which could be utilised as a summer house or gym.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

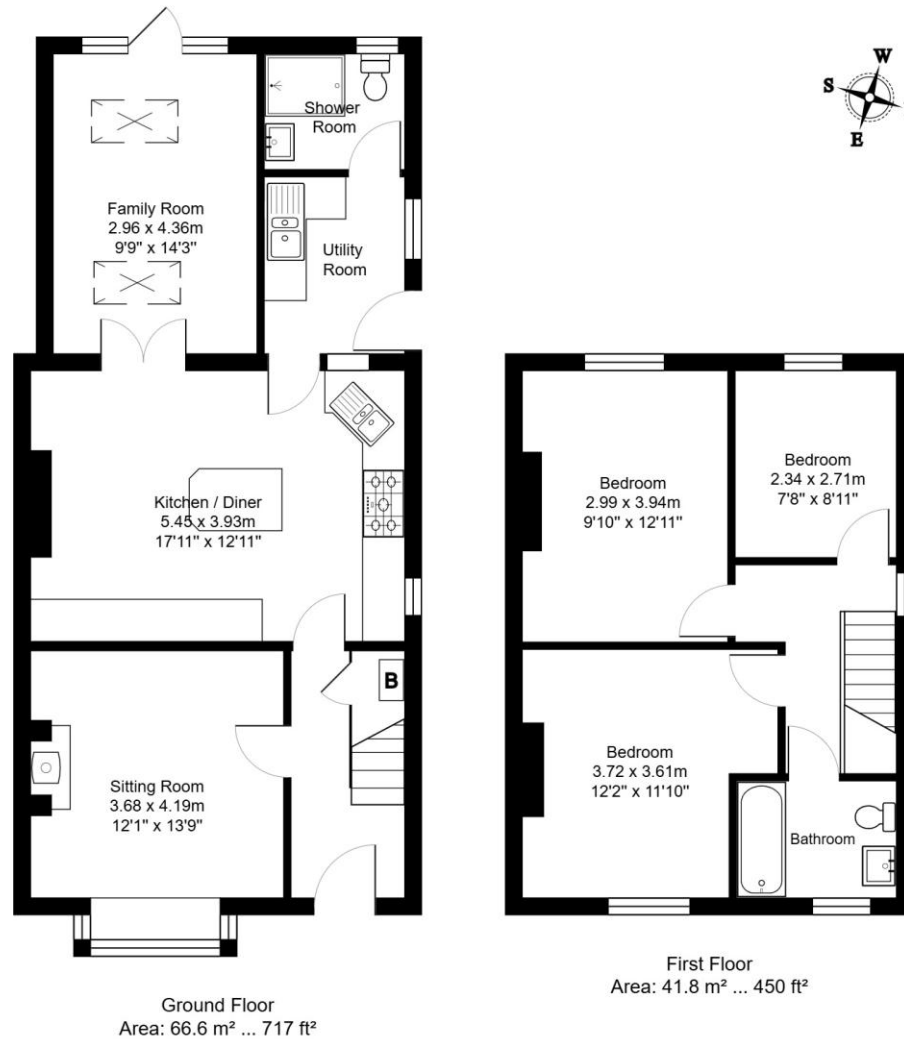
Council tax band: D

Current EPC Rating: D



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



Total Area: 108.4 m² ... 1167 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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