



**13 Garden Street**  
Tunbridge Wells, Kent



**\*Chain Free\*** 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 £535,000 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 owner, creating a desirable home seamlessly blending period features with contemporary style.

The accommodation includes, on the ground floor; a good-sized entrance hall with hanging hooks for coats; a well-proportioned living room featuring sash window with New England style shutters, exposed floorboards, fitted cupboards and areas of fitted shelving both sides adjacent to the chimney breast, and a delightful period style open fireplace in an exposed brick recess and wood mantle 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, exposed wood floorboards, tasteful period style wall panelling, feature wrought iron period fireplace, in addition to an adjacent understairs storage cupboard and fitted cupboards adjacent to the chimney breast; a recently updated contemporary kitchen featuring a wide range of Shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, sink with mixer tap over, NEFF induction hob and extractor, oven, full size fridge and freezer, and dishwasher; and a utility room/shower room with plumbing for a washing machine, a large walk in shower, low level w/c, large wash basin with mixer tap over, heated towel rail, and attractive wall and floor tiling.

On the first floor is a spacious landing, and two good-sized double bedrooms both with delightful period fireplaces, with the principal bedroom benefiting from an adjacent dressing room and updated ensuite bathroom featuring a bath with rain shower over, low level w/c, wash basin with mixer tap over and storage beneath, period style heated towel rail, and attractive gloss wall tiles and patterned floor tiling.

To the front of the property is a garden laid to slate shingle which is bordered by a low lying brick wall and wrought iron gate, with a brick pathway providing access to the front door, and to the rear is a secluded garden with areas of artificial lawn and patio areas ideal for outdoor entertaining, a feature stone wall, and brick built storage shed.

**Current EPC Rating:** D

**Services:** Mains water, gas and electricity

**Local Authority:** Tunbridge Wells Borough Council

**Council tax band:** D

**Property address:** TN1 2XB



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