



35 Nelson Road
Tunbridge Wells, Kent

An impressive and immaculately presented home having been updated and extended to create this desirable period property with private southeast facing rear garden and situated in the sought after Hawkenbury Village area within easy reach of the mainline station and town centre

Guide Price £540,000 Freehold

Situation: The property is situated in an enviable position in a much sought after residential road in the popular Hawkenbury area of Tunbridge Wells, the station being around a 12 minute walk away, providing a comprehensive range of amenities including Royal Victoria Place 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.

There are a number of well-regarded schools in the area, including grammar schools for both girls and boys, and the highly regarded St Peter's Primary school is within easy reach.

For the commuter, the mainline station provides 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: This immaculate property provides light, airy, and spacious accommodation with delightful walnut engineered wood flooring throughout the ground floor. The property also benefits from an EPC rating of 'C'.

Arranged over two floors the accommodation includes, on the ground floor; a large entrance hall with adjacent under stairs storage and downstairs w/c; a well-proportioned living room with twin sash replacement windows providing a good deal of natural light, and feature wood burner with exposed brick and attractive stone surround; and a noticeably spacious open plan kitchen/breakfast room with additional dining area, with the handmade bespoke kitchen featuring a large central island, with a wide range of wall and base units, complementary Corian work surfaces, sink with mixer tap over, and a range of fitted appliances including a Miele oven, Miele induction hob with SMEG stainless steel extractor, Miele dishwasher, and plumbing for a separate washing machine and dryer. This particularly bright and airy room features a vaulted ceiling with three Velux windows in addition to bi fold doors providing access to the landscaped garden.

On the first floor there is a large landing and two good sized double bedrooms both with replacement sash windows, one having a feature wrought iron period fireplace and the other a set of large fitted wardrobes providing ample storage. Also on this floor is the spacious bathroom with underfloor heating featuring a bath, separate walk in rain shower, wash basin with mixer tap over, low level w/c, and attractive wall and floor tiling.

To the front of the property is a garden laid to Indian flag stone with shaped bay tree, boarded by a low lying brick wall with wrought iron inserts, and to the rear a private garden with southerly aspect, mainly laid to Indian flagstone, raised area of decking ideal for outdoor entertaining, delightful water feature, and is bordered by low lying hedgerow.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

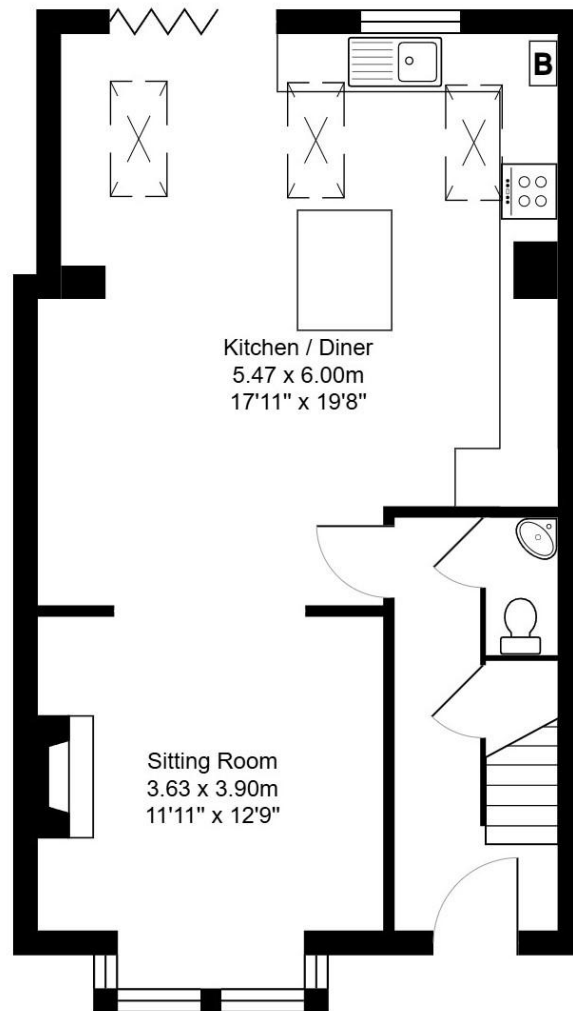
Current EPC Rating: C

Property address: TN2 5AW

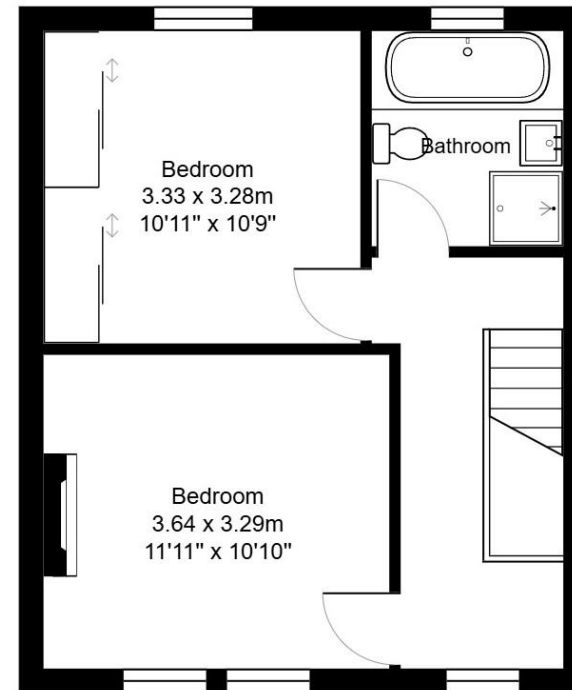


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



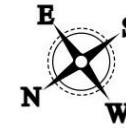
Ground Floor
Area: 51.9 m² ... 559 ft²



First Floor
Area: 36.6 m² ... 394 ft²

Total Area: 88.5 m² ... 953 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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