



23 Napier Road
Tunbridge Wells, Kent

CHAIN FREE A well-presented period property benefiting from a good-sized private rear garden and situated in a sought-after residential area on the favoured south side of Tunbridge Wells within easy reach of the town centre and station.

Guide price £425,000 Freehold

Situation:

The property is situated in an enviable position in a much sought after residential road in the popular Hawkenbury village area of Tunbridge Wells, the town centre being approximately one mile distant providing a comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, 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 state and independent schools in the area, including grammar schools for both girls and boys, and the highly favoured St Peter's Primary School is around a few minutes' walk away. 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:

The property is an impressive period home offering spacious accommodation throughout and has been tastefully updated by the current owner.

The accommodation is arranged over two floors and includes, on the ground floor; an entrance hall; a well-proportioned living room with high quality laminate flooring and bay windows providing a good deal of natural light; a good-sized dual aspect dining room again featuring laminate flooring and adjacent understairs storage cupboard; a contemporary kitchen with a wide range of gloss wall and base units, complementary wood work surfaces, attractive gloss tile splashbacks, tile flooring, stainless steel sink and drainer with mixer tap over, and integrated appliances including an induction hob and stainless steel extractor, oven, and full size fridge/freezer. Also located on this floor is a conservatory with adjacent w/c and additional storage room.

On the first floor is a spacious landing and two good-sized double bedrooms both with over stairs storage cupboards, and a large, recently updated family bathroom featuring a space offset bath with shower over, low level w/c, wash basin with waterfall tap over, with the room being complemented by attractive gloss wall and floor tiling.

To the front is a low maintenance garden boarded by a low-lying brick wall and wrought iron gate. To the rear is a good-sized low maintenance private garden.

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

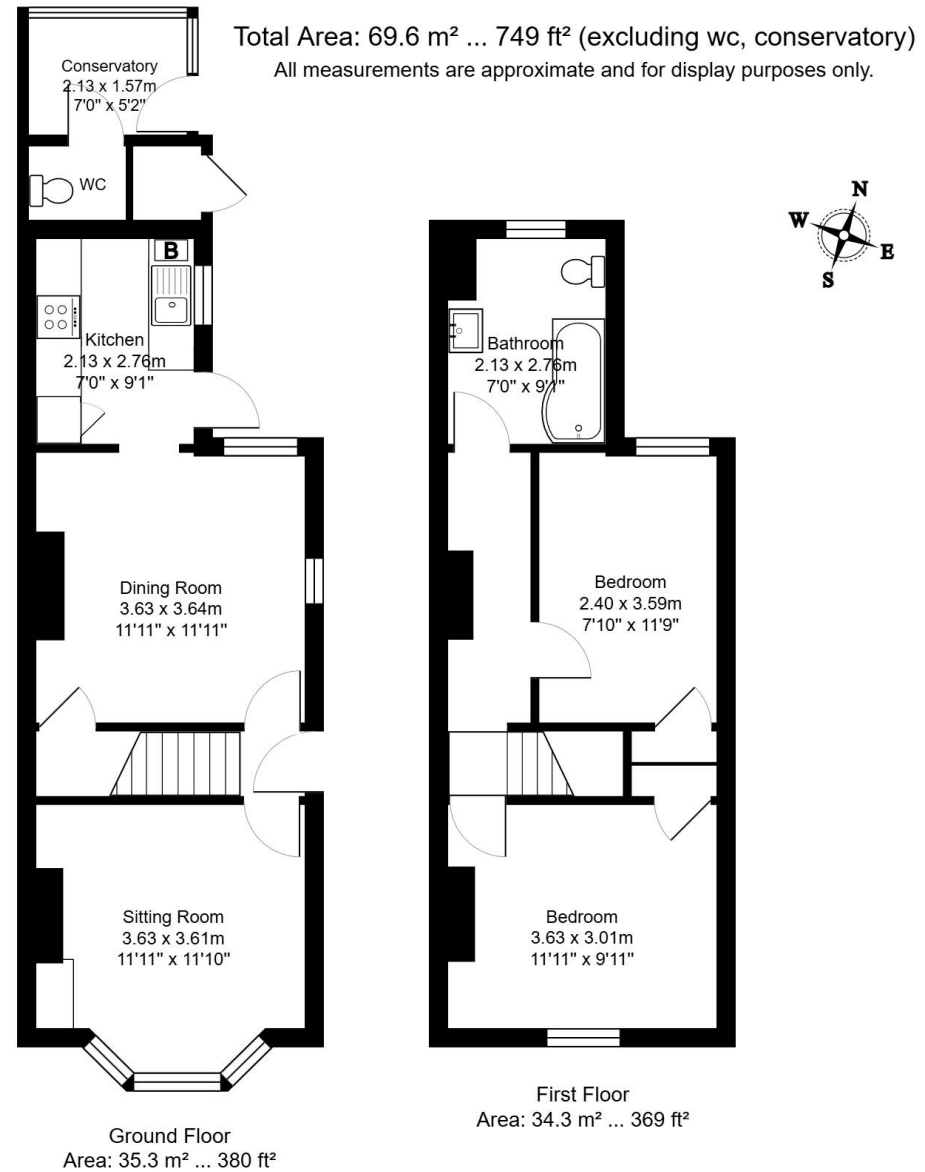
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council Tax Band: C

Current EPC Rating: D

Property address: Napier Road, Tunbridge Wells, Kent TN2 5AU





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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