



52 Edward Street
Tunbridge Wells, Kent

CHAIN FREE A period home situated in a favoured residential street, private west facing rear garden, within walking distance of the local amenities, and within easy reach of the town centre and mainline station.

Guide Price £375,000 Freehold

Situation:

The property is situated in a sought-after and quiet road and is conveniently located for the local amenities and main line station, with Tunbridge Wells town centre being within easy reach.

Tunbridge Wells offers 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. There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

For the commuter, Tunbridge Wells 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 a spacious semi-detached period home with two double bedrooms, two bathrooms, and has a good-sized west facing private garden.

The accommodation is arranged over two floors and includes, on the ground floor; an entrance hall with exposed wood floorboards and adjacent understairs storage; a well-proportioned living room again with wood floorboards, feature open period fireplace with gloss hearth, and bay windows providing a good deal of natural light; a good-sized dining room with exposed wood flooring, and feature fireplace with attractive gloss tile surround; a kitchen with a wide range of gloss wall and base units, complementary wood work surfaces, tile flooring, 1 ½ bowl sink with mixer tap over, and appliances including a 4 ring hob, oven, fridge/freezer, washing machine, and dishwasher; and a bathroom featuring a walk in shower, low level w/c, wash basin, and tile flooring.

On the first floor is a good-sized landing with sash window providing a good deal of natural light, two double bedrooms both featuring delightful period fireplaces, and a bathroom featuring a bath with shower over, low level w/c, wash basin with mixer tap over and storage beneath, and wrought iron period fireplace.

To the front of the property is a low maintenance front garden bordered by a low level brick wall and wrought iron gate, and to the rear is a private west facing garden mainly laid to lawn, a patio 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: C

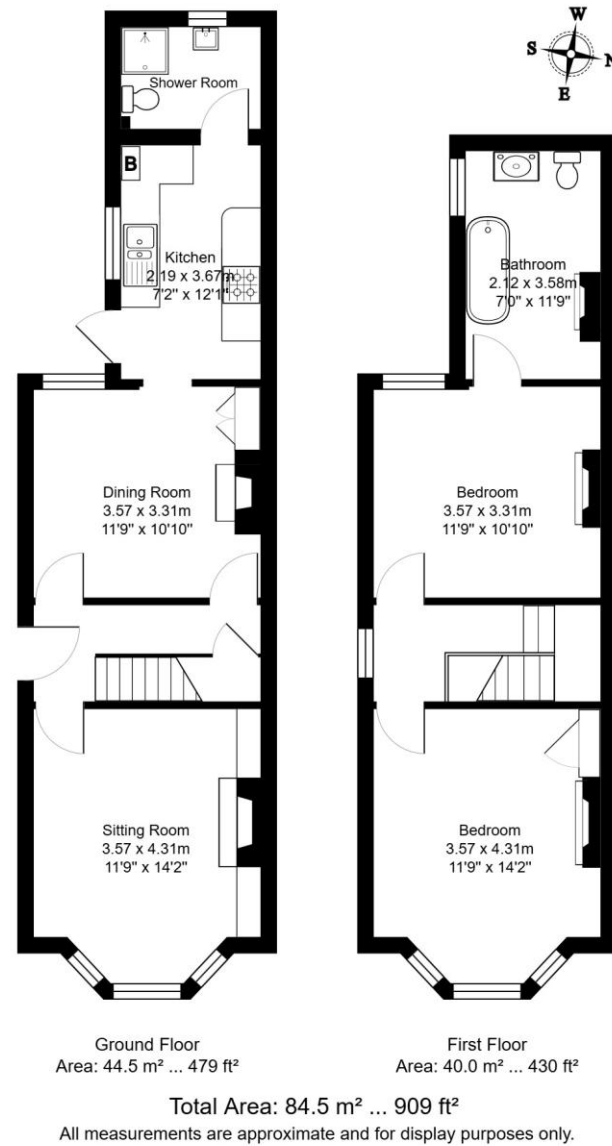
Current EPC Rating: D

Directions: The postcode of the property is TN4 0HB



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



Important notice:

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