



**15 Gordon Road**  
Tunbridge Wells, Kent

An impressive and beautifully presented family home, featuring good size rear garden with westerly aspect, large garden studio, and within a few minutes' walk of the mainline station and local amenities.

## Guide price £515,000 Freehold

### **Situation:**

The property is situated in a quiet yet convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves 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 home offers spacious accommodation over three floors, has been much improved, benefits from underfloor heating throughout the ground floor, 3 double bedrooms and two bathrooms, and a private west facing garden with an impressive garden studio which is insulated and has both heating and air conditioning making this a truly useable home office, gym, or family room.

The home is arranged over three floors and includes, on the ground floor; an entrance hall with adjacent storage; a well-proportioned living room with attractive wood flooring, delightful period wrought iron fireplace with brick surround, and double glazed window to the front featuring New England style shutters; a spacious contemporary updated kitchen/breakfast room featuring a wood burner with brick surround and wood mantle, a wide range of Shaker style wall and base units, complementary work surfaces, a large breakfast bar, induction hob and oven, Samsung full size fridge/freezer, Bosch dishwasher, and 1 ½ bowl sink with mixer tap over, with additional integrated filtered and sparkling water tap. The kitchen/breakfast room also benefits from an adjacent pantry. There is a lobby to the rear with door providing access to the garden and adjacent storage cupboard with plumbing for both a washing machine and dryer, and a downstairs bathroom with large walk in rain shower, low level w/c, wash basin with mixer tap over, attractive patterned floor tiles, and gloss white wall tiling creating a clean and crisp feel.

On the first floor is a landing, good-sized double bedroom with New England style window shutters, in addition to a large contemporary family bathroom featuring a free standing bath, large walk in shower with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, heated towel rail, New England style window shutters and attractive wall and floor tiling.

On the top floor is a landing and two further double bedrooms both with fitted storage cupboards.

To the front of the property is a garden laid to slate shingle and bordered by a low-lying brick wall, and to the rear, a private good-sized garden with a westerly aspect, mainly laid to lawn, large decked area ideal for outdoor entertaining, and large outdoor garden studio to the rear.

**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:** Postcode TN4 9BL





#### 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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