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 **KMJProperty**
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East Cliff Road, Tunbridge Wells

Offers In Region Of £1,175,000

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Ground Floor – 1,076 SQ FT:

This beautiful family home has a generously spaced hall, a formal reception room and a superb family bespoke wooden kitchen breakfast room opening onto the dining /garden room with access to the garden patio through two sets of French doors.

First & Second Floor – 1,231 SQ FT:

The first floor offers four double bedrooms, one in use as a study, the master with ensuite and bath, a family bathroom, ample built-in wardrobe space on the landing and in two of the bedrooms, including the master. The 2nd-floor attic completes the layout with a single bedroom off the study landing area and an ensuite with a shower.

Exterior:

To the front is a block brick driveway with multiple parking, side perimeter fencing, a wooden side gate for bin storage and rear garden access. To the rear is a generous, easy-to-maintain, fully enclosed east-facing garden. A patio area with up lighting, a separate patio area and a garden room at the very rear for entertaining and enjoying the garden view.

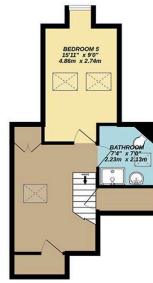
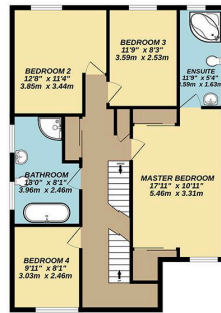
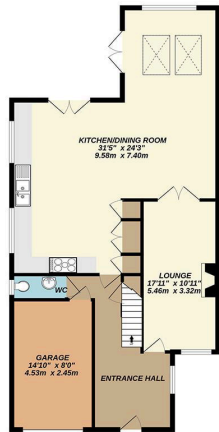
Location:

Royal Tunbridge Wells sits amidst glorious Kent countryside and ranks highly as a commuter town to London (30 miles north) with two stations, Tunbridge Wells and High Brooms, within walking distance. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching to the old High Street. The more modern Royal Victoria Place Shopping Centre provides comprehensive shopping facilities from department stores to national chains. There are two OFSTED 'Good' primary schools, St John's Primary School and St Augustine's Catholic Primary School, within 0.4 miles. Rose Hill Prep School is 1.2 miles away. The selective and super-selective (boys only) grammar schools for girls and boys are within a ten-minute walk. The OFSTED 'Outstanding' secondary school Bennett Memorial Diocesan School is 1 mile away; parents are spoilt for choice. Finally, the M25, with its links to Gatwick and Heathrow Airports and is accessible via the A21 just north of Tunbridge Wells.

Other features:

Extensive storage space, luxury bathroom, good-sized rooms, off road parking, large open-plan kitchen / diner, large island unit / breakfast bar, Rangemaster range cooker, family Bathroom, integral garage, downstairs WC, ground floor access to property, security system, UPVC double-glazed windows, gas-fired central heating, lawn / garden room.





TOTAL FLOOR AREA : 2307 sq.ft. (214.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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- 5 Bedrooms
- 3 Bathrooms
- Beautifully presented
- Central Location
- Driveway & Garage
- East Facing Garden
- Large Kitchen/Dining/Family Room
- Council tax: Band F
- EPC: D

