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 **KMJProperty**
Your local independent Estate Agent

Sandhurst Road, Tunbridge Wells

Offers In Region Of £365,000

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The perfect opportunity for first time buyers or buyers looking to do an upgrade.

Upon entrance into the property is a welcoming large front garden presented with the perfect amount of lawn space, driveway and a garage.

Step through the threshold into a small entrance area creates a space for your shoes and coats and leads into the generous entrance hall and into the lounge/dining area.

To the left is the large lounge/diner creating a bright spacious area including a featured fireplace, as well as a convenient hatch to pass dinner through onto the dining table. This space offers endless possibilities.

Moving back through the lounge into the kitchen encompasses a well-proportioned kitchen, offering plenty of scope to create your dream culinary space and rear access into the back of the property through the convenient back door.

Heading back into the entrance hall and into the family bathroom awaiting a transformation to become a haven of relaxation.

Last but not least the 2 double bedrooms both accompanied with large windows and both rooms provide the perfect canvas for customization to suit your lifestyle.

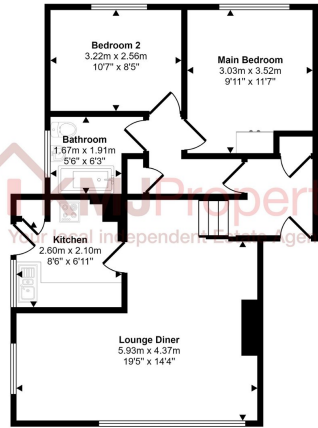
To the rear of the property offers ample space and opportunity to create a private and serene area ready for the summers to come.

Tunbridge Wells is renowned for it's fantastic selection of reputable secondary and primary schools making it a great place to raise a family. The town offers an abundance of pubs, restaurants and bars as well as a selection of shops.

Council Tax Band D



Approx Gross Internal Area
64 sq m / 684 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Semi Detached Bungalow
- Driveway
- Garage
- Renovation opportunity
- 2 Bedrooms
- Lounge/Diner
- Front & Rear Gardens
- Council Tax D
- EPC E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Offices in Tunbridge Wells & Crowborough

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