



**43 Nelson Road**  
Tunbridge Wells Kent





Situated in a quiet and secluded position, this 2/3 bedroom home has both front and rear gardens, spacious living and kitchen/breakfast rooms and situated in a sought-after residential area within easy reach of St Peters School, the town centre and station.

## Guide price £400,000 - £425,000 Freehold

### Situation:

The property is situated in the convenient and popular Hawkenbury area of Tunbridge Wells, which is much sought after for its proximity to the town centre and station (under a mile via Camden Park), as well as the highly regarded St Peters Primary School.

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:

A spacious and well-presented family home offering versatile accommodation throughout.

The home is arranged over three floors and includes, on the ground floor; an entrance porch with hanging hooks for coats; a spacious living room with wood flooring and a working wrought iron period fireplace as its focal point; a spacious kitchen/breakfast room with a wide range of shaker style wall and base units with complementary work surfaces, wall and floor tiling, oven, 4 ring hob and stainless steel extractor and sink with mixer tap over; and a utility room with plumbing for a washing machine and door providing access to the rear garden.

On the first floor is a landing and two double bedrooms, both with delightful period wrought iron fireplaces, in addition to a family bathroom with bath with period style taps and shower over, mirrored wall cabinet, low lying w/c, pedestal sink, and wall and floor tiling.

On the top floor is a loft room, currently utilised as a double bedroom, with plenty of eaves storage.

To the front is a good-sized low maintenance private garden laid to slab paving with a shed, and to the rear a low maintenance courtyard style garden.

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

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

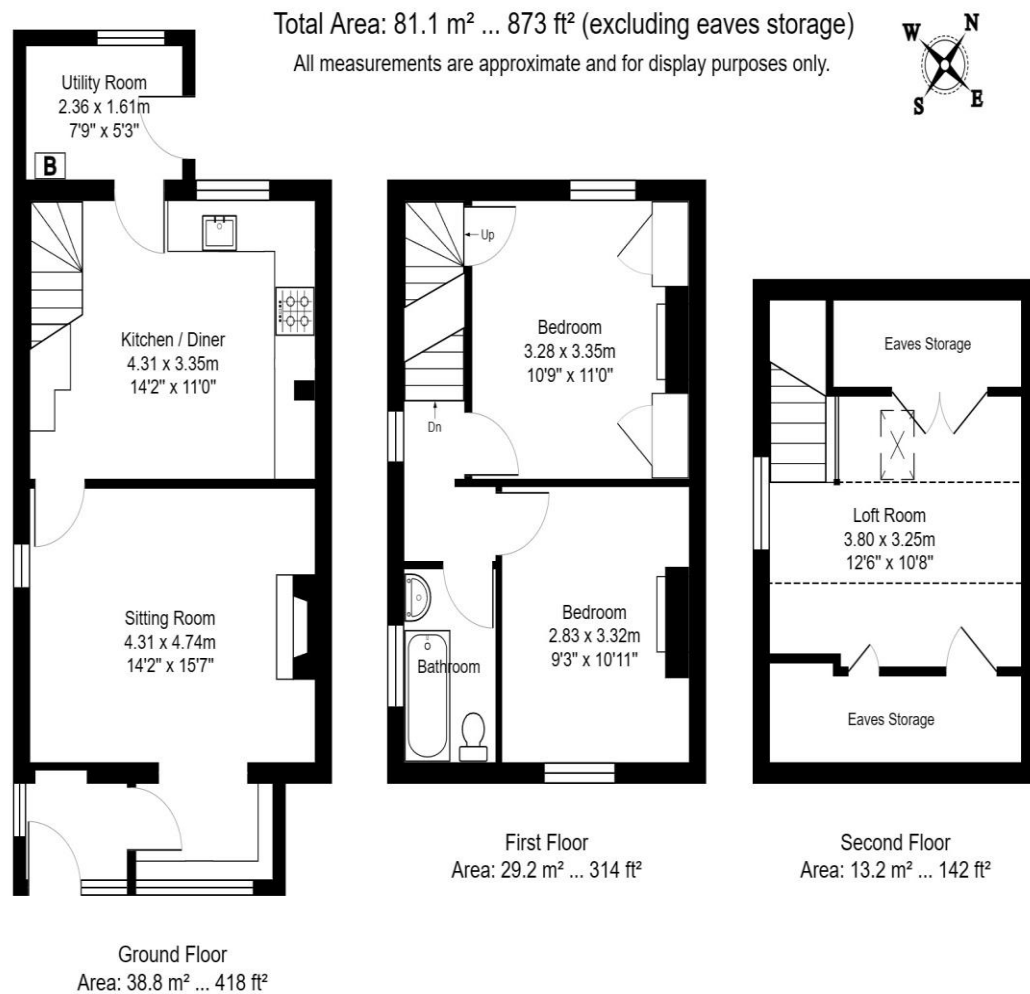
**Council tax band:** C

**Current EPC Rating:** E

**Property address:** Postcode TN2 5AW

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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



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