



1 Chandos Road
Tunbridge Wells, Kent

A charming and well-presented home having been tastefully updated and improved by the current owner, situated in a desirable residential location in the sought-after St James area of Tunbridge Wells, within easy reach of the town centre and station.

Guide price £375,000 Freehold



Situation: The property is situated in the sought-after St James area and convenient for the town centre, the mainline station, schools (including the highly regarded St James primary school), and Grosvenor and Hilbert Park with its café and sport facilities.

Tunbridge Wells offers a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex, gyms, sports clubs and two theatres. The town is well known for the historic Pantiles and enviable open spaces, including the Common and 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, regular trains run from Tunbridge Wells mainline station 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 well-presented period semi-detached house having been tastefully updated by the current owner to create an impressive home offering versatile accommodation arranged over three floors.

On the ground floor: a good-sized dual-aspect reception room with attractive wood effect flooring and New England style window shutters; an updated and spacious kitchen/breakfast room with New England style window shutters, a Villeroy & Boch sink and drainer, a wide range of shaker style wall and base units, complementary work surfaces, integrated appliances including a Bosch electric oven, 4 ring gas hob with stainless steel extractor, plumbing for a washing machine, in addition to a Worcester Bosch gas boiler (fitted in 2022) with balance of the 12 year guarantee.

On the lower ground floor are a further two good-sized reception rooms both with high quality laminate flooring, and a door providing outside access.

On the top floor is a landing and two double bedrooms, the principal having a built-in wardrobe, and a recently updated bathroom featuring a panelled bath with rain shower over in addition to a separate shower attachment, low level w/c, sink with mixer tap over and storage beneath, chrome heated towel rail, with the room being complemented by attractive wall tiles and Karndean flooring.

To the front is a low maintenance wrap around garden mainly laid to shingle with an area of decking. The property is bordered by a low-lying brick wall with wrought iron inserts.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

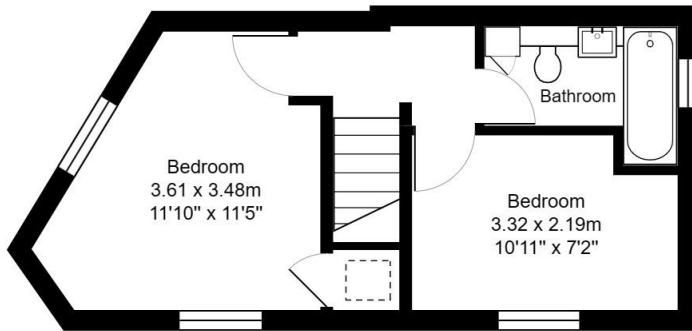
Council tax band: B £1659.46

Current EPC Rating: D

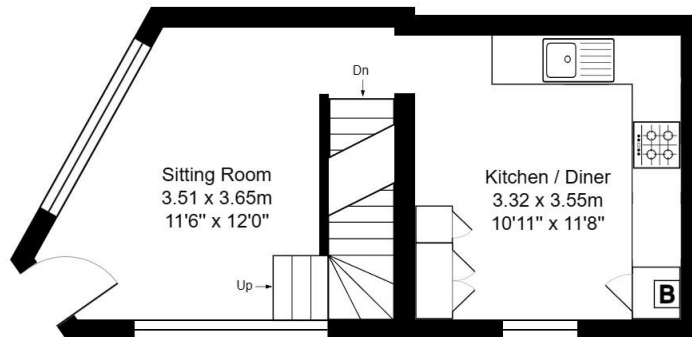
Directions: The postcode of the property is TN1 2NY

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



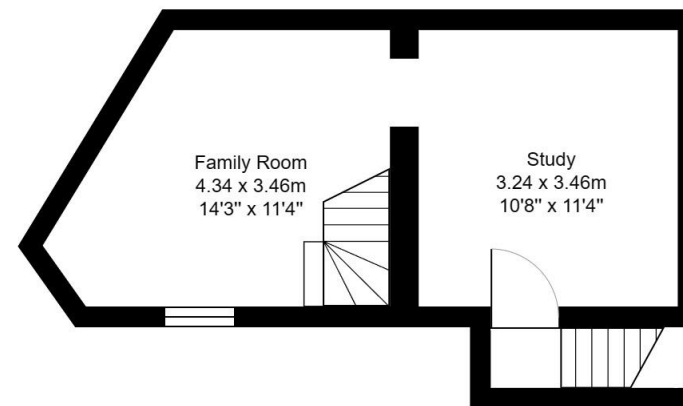
First Floor
Area: 26.0 m² ... 279 ft²



Ground Floor
Area: 26.6 m² ... 287 ft²

Total Area: 77.6 m² ... 836 ft²

All measurements are approximate and for display purposes only.



Basement
Area: 25.0 m² ... 270 ft²

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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