



29 Kirkdale Road
Tunbridge Wells, Kent

A well-presented home providing versatile accommodation over three floors, private garden with westerly aspect, impressive EPC rated 'C', and situated in a central yet quiet location within a short walk of the town centre and station.

Guide price £375,000-£400,000 Freehold

Situation:

The property is situated in a convenient and sought after area of Tunbridge Wells, in a central, yet quiet and tucked away location within a short walk of the town centre and station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are also 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 most attractive and well-presented home situated in a desirable and quiet location and yet within easy reach of the town centre and mainline station.

The home is arranged over three floors and includes, on the entry level; a well-proportioned living room with exposed pine flooring and delightful period cast iron fireplace with tile hearth and wooden mantle over as its focal point; an inner lobby providing access to stairs to the first floor as well as a bedroom with attractive exposed pine flooring; and a further inner lobby with door providing access back to the living room and stairs descending to the ground floor.

On the ground floor is a spacious kitchen/breakfast room with a wide range of contemporary wall and base units, complementary wood block work surfaces, Butler sink with mixer tap over, integrated oven, insert four ring hob with extractor over, and tiled splashback, with the room being complemented by attractive tile flooring with under floor heating, and a door providing access to the private rear garden. Adjacent to the kitchen/breakfast room is a utility area with plumbing for a washing machine and space for a freestanding fridge/freezer, and areas of shelving providing additional useful storage. Also located on this floor is a large bathroom with freestanding roll top bath with shower over, low level w/c, pedestal hand basin with tiled splashback, heated towel rail, and attractive feature tile flooring with underfloor heating.

On the top floor are two further well-proportioned double bedrooms.

To the front of the property is a good-sized front garden with a variety of mature plants and shrubs, a brick pathway, and is bordered by picket fencing and gate. To the rear a private and well-maintained low maintenance garden with westerly aspect, Pergola creating an ideal entertaining area, and areas of raised bedding with fruit bushes.

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

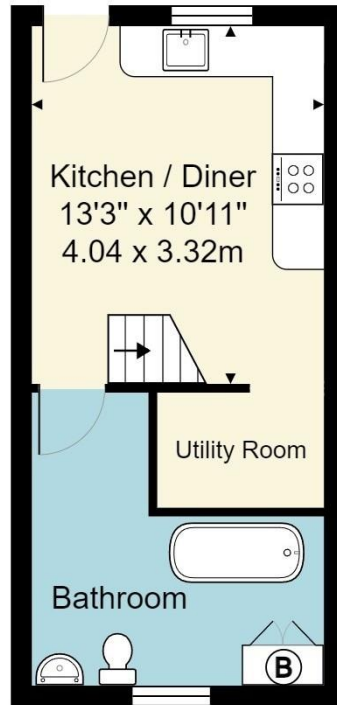
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band C (£1896.52 per annum)

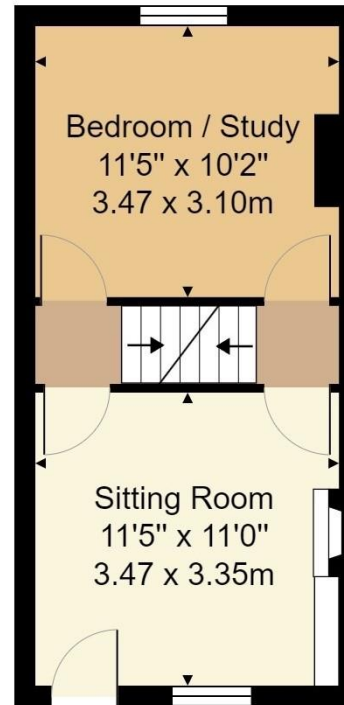
Current EPC Rating: C

Property address: Kirkdale Road, Tunbridge Wells, Kent TN1 2SB

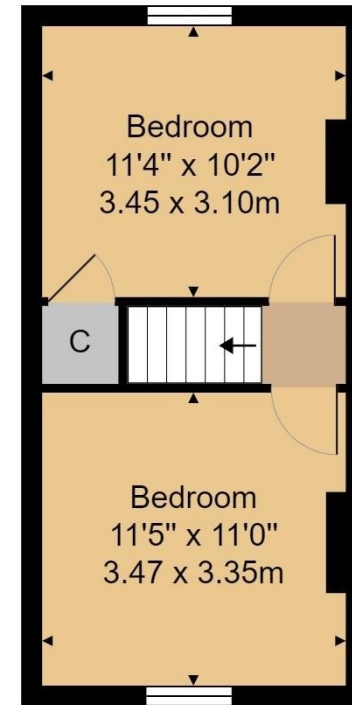




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 835 ft² ... 77.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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