



14 Wolseley Road
Tunbridge Wells Kent

* £450,000-£475,000* A spacious 4 bedroom family home having been extended by the current owners, a good size rear garden providing far reaching views, and within a short walk of the local amenities and mainline station.

Guide price £450,000-£475,000 Freehold

Situation:

The property is situated in the convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre.

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:

This well-presented family home offers spacious, light, and airy accommodation throughout.

The home is arranged over three floors and includes, on the ground floor; an entrance hall; a noticeably spacious living room (extending to over 27ft) which is dual aspect with bay windows at one end providing a good deal of light and French doors at the other providing access to the garden. There is also a good-sized understairs cupboard providing useful storage. Also located on this floor is the well-proportioned kitchen with a wide range of shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, and integrated appliances including a Hotpoint oven, 4 ring hob with stainless steel extractor, Bosch dishwasher, and plumbing for a washing machine.

On the first floor is a landing and two good sized double bedrooms both with fitted wardrobes, a separate w/c, in addition to a large family bathroom with Whirlpool bath, separate walk-in shower, low level w/c, wash basin with mixer tap over, heated towel rail, attractive wall tiles, and adjacent airing cupboard.

On the top floor are two further double bedrooms.

To the front of the property is a paved garden bordered by a low-lying brick wall and mature shrubs providing a good sense of seclusion, and to the rear is a good-sized tiered garden with areas of decking with plenty of room for table and chairs, and has an area of lawn to the rear, as well as a large shed.

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

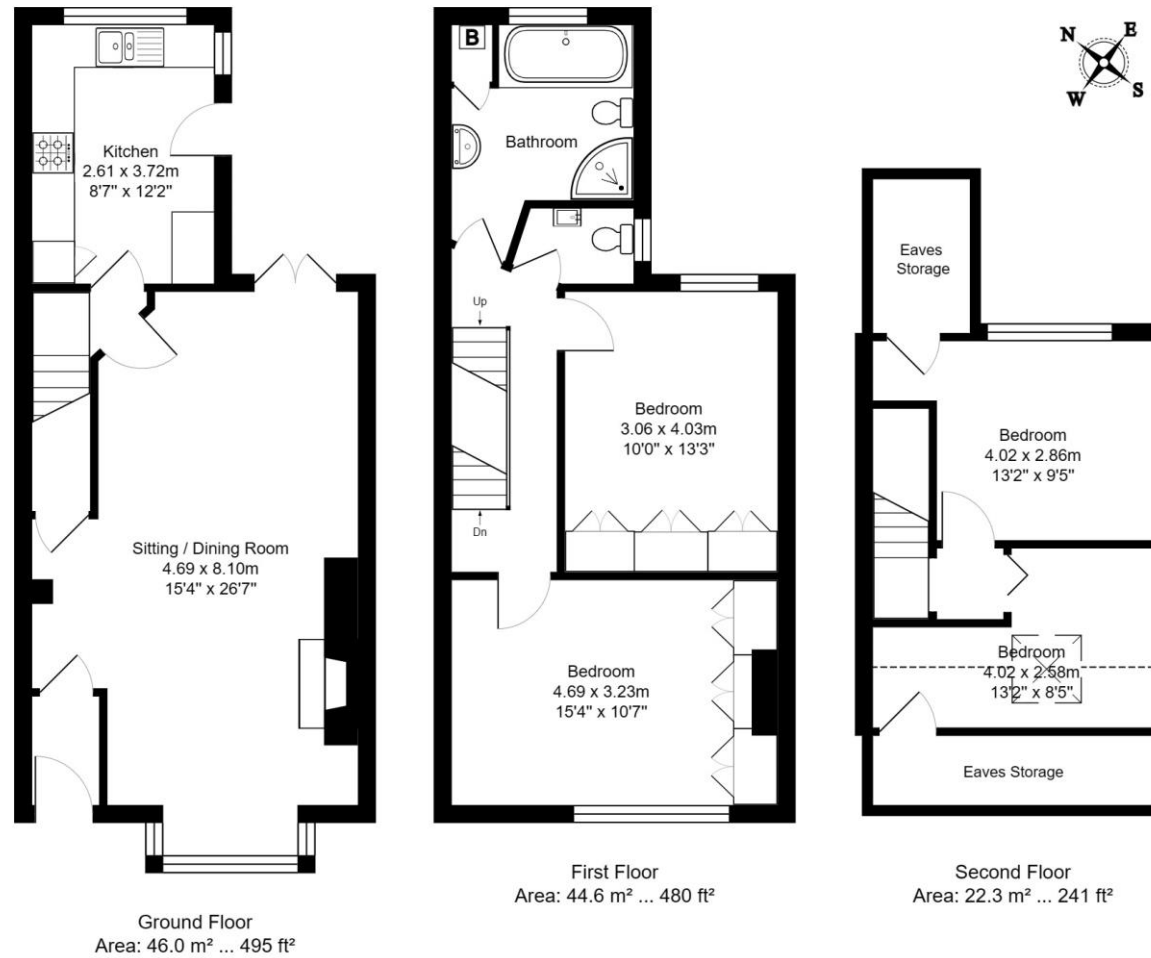
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

Current EPC Rating: D

Property address: Postcode TN4 9BJ





Total Area: 113.0 m² ... 1216 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.

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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