



37 Cromwell Road
Tunbridge Wells, Kent

A charming and well-presented Victorian 2 double bedroom home, benefiting from a good-sized garden, and situated in a quiet, convenient and sought-after location within walking distance of the town centre, mainline station, and Dunorlan Park.

Guide price £365,000 Freehold

Situation:

The property is situated in a desirable and quiet location, enjoying a convenient position within a short walk of the town centre and mainline railway station, and is ideally placed for the highly regarded St Peter's primary school.

Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces and parks, and there are a number of well regarded state and independent schools in the area, including grammar schools for both girls and boys.

For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to 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 well-presented Victorian home, offering well-proportioned accommodation throughout.

Arranged over two floors the accommodation includes, on the ground floor; an entrance porch; a good-sized living room with feature fireplace recess with attractive gloss tiling, fitted shelving and storage cupboards either side of the chimney breast, and double glazed sash replacement window to the front; an inner hallway; a spacious country style kitchen/breakfast room with plenty of space for a table and chairs, wood flooring, a range of base units with complementary work surfaces, attractive gloss tile splashbacks, Siemens oven, AEG hob and extractor, Bosch dishwasher, and adjacent understairs storage cupboard; a rear lobby with plumbing for a washing machine; and adjacent room to the side of the property with shaker style base units providing additional storage and door providing outside access. Also located on this floor is a bathroom featuring bath with period style taps and shower over, Burlington period style wash basin, low level w/c, period style heated towel rail, and attractive wall tiling. On the first floor is a landing and two good sized double bedrooms both with fitted wardrobes, with the principal bedroom having a delightful period fireplace and double-glazed sash replacement window.

To the front of the property is a low maintenance paved garden with raised plant beds and is bordered by a low-level stone wall and wrought iron gate, with a brick path leading to the front door. To the rear is a good-sized low maintenance paved garden bordered by mature plants and shrubs, a shed, and raised patio area to the rear ideal for outdoor entertaining.

Services: Mains water and electricity. Gas central heating.

Local Authority: Tunbridge Wells Borough Council

Council tax band: B

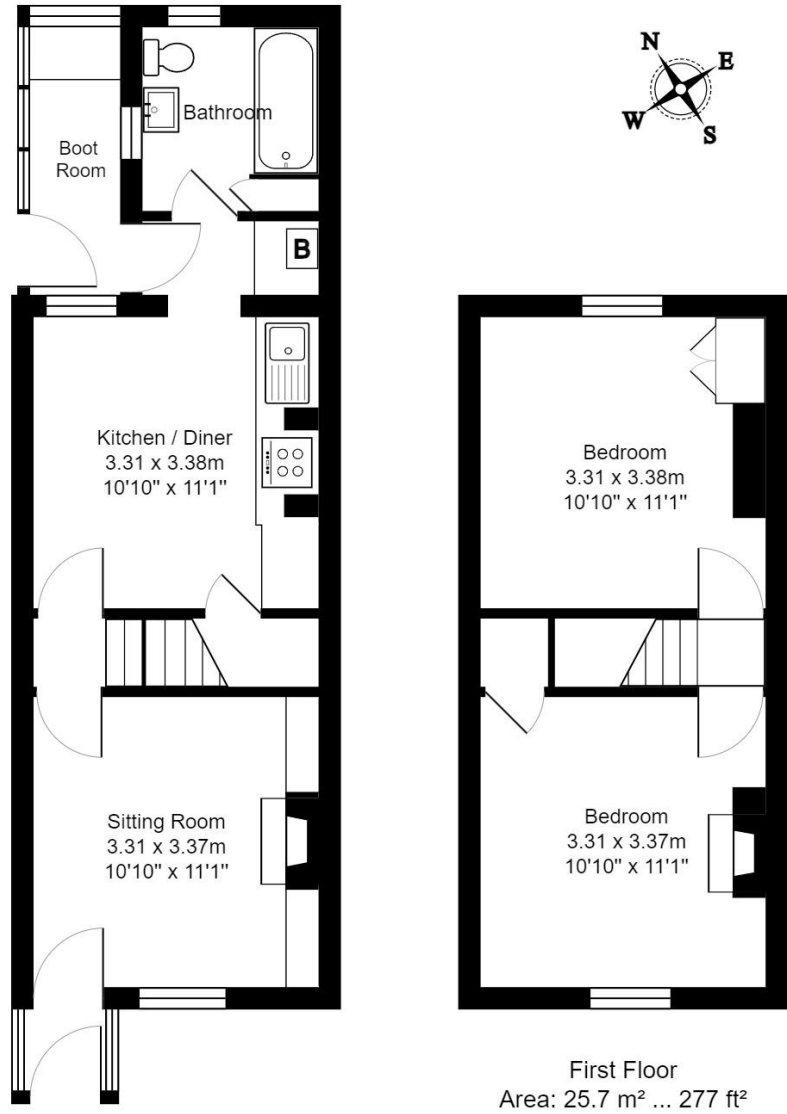
Current EPC Rating: D

Property address: TN2 4UE



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



Ground Floor
Area: 38.1 m² ... 410 ft²

First Floor
Area: 25.7 m² ... 277 ft²

Total Area: 63.9 m² ... 687 ft²
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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