



3 Shaftesbury Road
Tunbridge Wells, Kent



CHAIN FREE A well-presented and elegant Victorian family home, with a private west facing garden, situated in a quiet road sought in the desirable St Johns area of Tunbridge Wells within easy reach of the town centre and station.

Guide price £485,000 Freehold

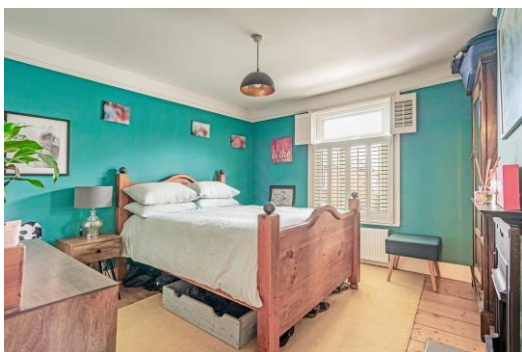


Situation:

The property is situated in an enviable position in a sought-after and quiet residential road and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within walking distance and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

An attractive and well-presented period semi-detached property having been tastefully updated to create this impressive family home.



The accommodation is arranged over two floors and includes, on the ground floor; an entrance hall; a well-proportioned living room with double glazed windows with New England style shutters and a wood burner with delightful brick surround; a good-sized dining room featuring high quality laminate flooring and adjacent twin understairs storage cupboards; a rear lobby adjacent to which is a contemporary bathroom featuring space-offset bath with rain shower over, wash basin with mixer tap over and storage beneath, low level w/c, stainless steel heated towel rail, with the room being complemented by attractive gloss wall tiles and floor tiling; and a kitchen with a wide range of shaker style wall and base units, wood work surfaces, attractive gloss tile splashbacks and floor tiles, stainless steel sink and drainer with mixer tap over, integrated appliances including a Zanussi washing machine, oven, 4 ring hob and extractor, fridge/freezer, and dishwasher.

On the first floor there is a good-sized landing with adjacent airing cupboard and three bedrooms, with the principal bedroom featuring delightful exposed wooden flooring, wrought iron period fireplace, fitted wardrobe, and New England style window shutters.

To the front of the property is a garden with mature plants and shrubs bordered by a pretty picket fence and Indian Sandstone path providing access to the front door.

To the rear is a private west facing garden mainly laid to artificial lawn which is bordered by raised beds containing attractive plants and shrubs, a large Indian Sandstone patio ideal for entertaining, and, to the rear, a feature brick wall, sheltered seating area, and adjacent storage room.

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

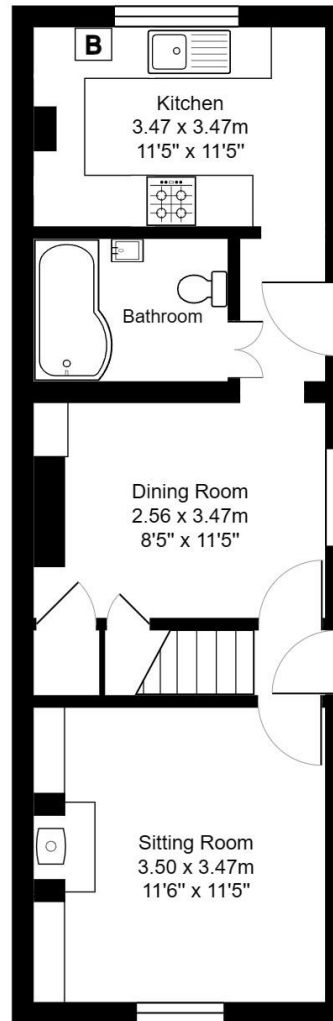
Directions: The postcode of the property is TN4 9PD

Viewing: Strictly by appointment through Green Lizard (01892 619888)

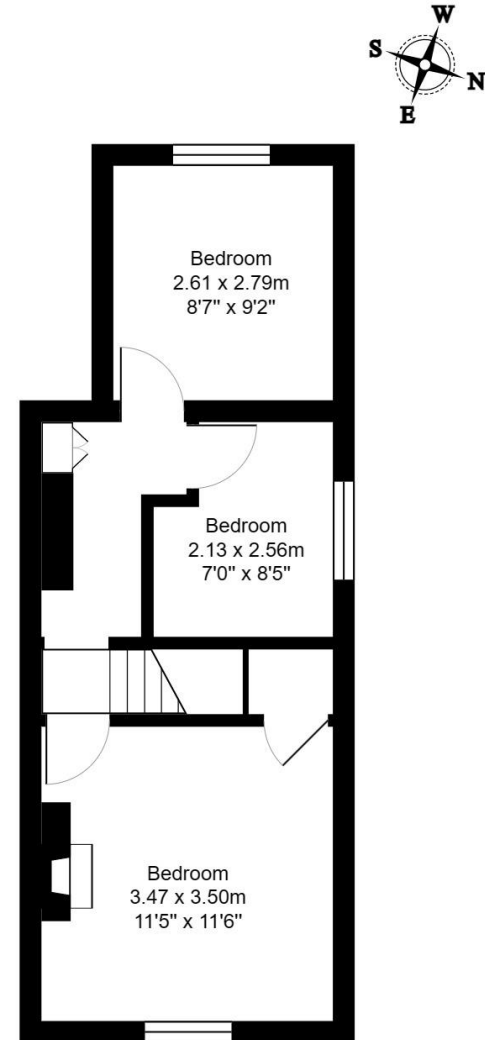


01892 619888 www.greenlizardhomes.co.uk

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



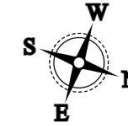
Ground Floor
Area: 40.2 m² ... 433 ft²



First Floor
Area: 32.7 m² ... 352 ft²

Total Area: 72.9 m² ... 785 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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