



19 Southfield Road
Tunbridge Wells Kent

A substantial and elegant family home, with a good-sized south facing garden, situated in a quiet road sought in the desirable St Johns area of Tunbridge Wells within easy reach of the town centre, station, and schools.

Guide price £900,000-£950,000 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:

A handsome and substantial property providing spacious and versatile accommodation across three floors to create this impressive family home of over 2000 Sq.Ft.

The accommodation is arranged over three floors and includes, on the ground floor; an entrance porch; a large entrance hall with wood flooring and adjacent cupboard with plumbing for a washing machine and dryer; a spacious living room with feature fireplace with fitted shelving and cupboards both sides of the chimney breast, and bay windows to the front providing a good deal of light; a good-sized dining room (which could be utilised as a family room) with delightful period features including picture rails and attractive period wrought iron fireplace with marble mantle and gloss tile surround; a noticeably spacious dual aspect kitchen/breakfast room (extending to over 25ft) with bi fold doors to the rear providing access to the south facing garden, and featuring a wide range of Shaker style wall and base units, contemporary wood work surfaces, one and a half bowl sink with waste disposal unit, and integrated appliances including 5 ring hob with stainless steel extractor, oven, microwave, fridge and freezer, wine fridge, and dishwasher. On the first floor is a spacious landing and three double bedrooms all featuring delightful period fireplaces, with the noticeable large principal bedroom extending to over 17ft with fitted wardrobes and bay window. Also located on this floor is a bathroom with bath and shower over, wash basin, and low-level w/c.

On the top floor is another spacious landing with adjacent storage cupboard and Velux window providing a good deal of light, and two further double bedrooms both with period fireplaces, and a good-sized bathroom with Velux window, space offset bath with shower over, twin wash basins with mixer taps over, low level w/c, adjacent twin linen cupboards, with the room being complemented by attractive wall tiles and wood flooring.

To the front of the property is a low maintenance garden bordered by a low-lying brick wall. To the rear is a good-sized south facing garden mainly laid to lawn with a large patio area ideal for outdoor entertaining and two sheds.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: E

Current EPC Rating: D

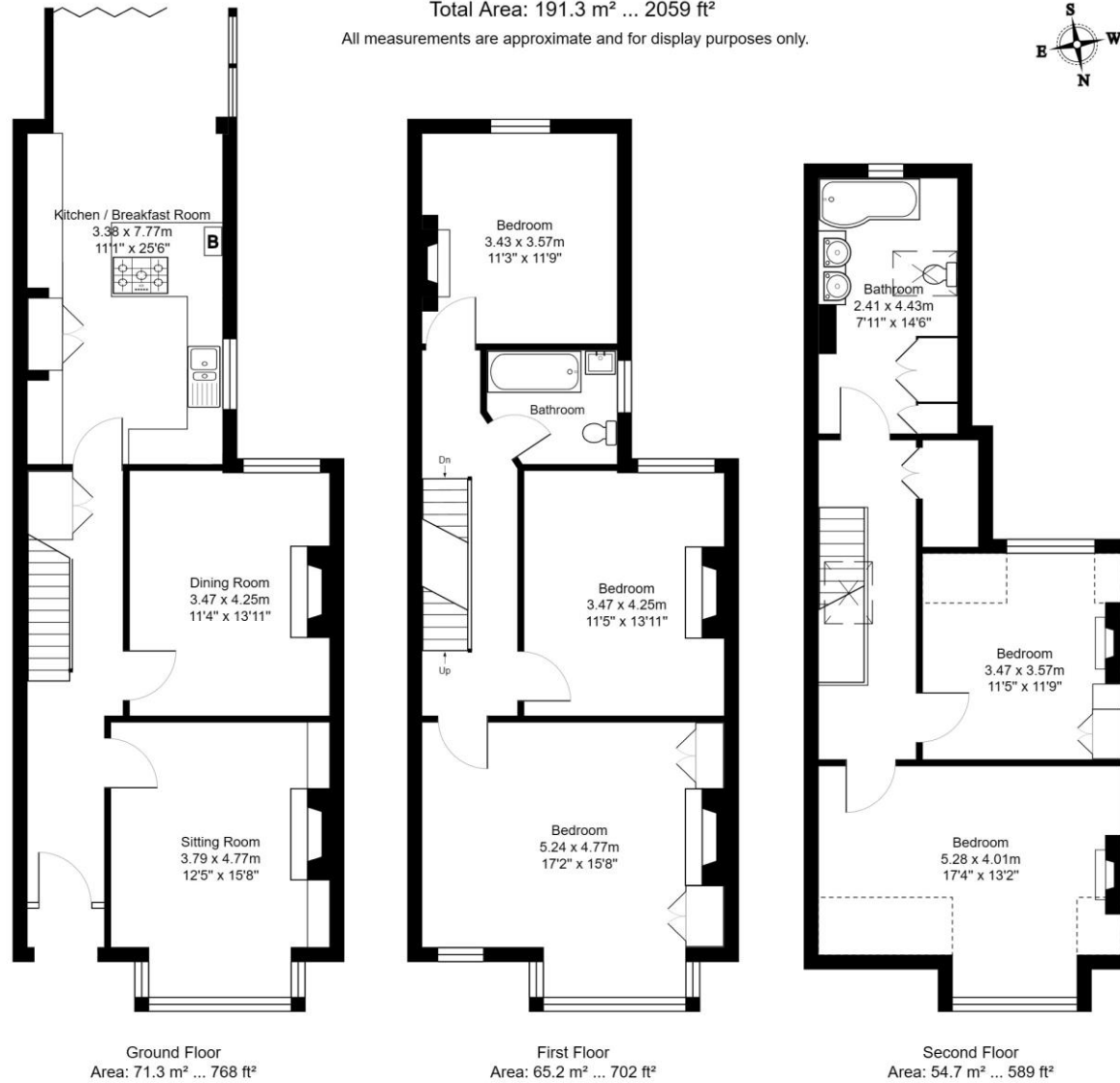
Directions: The postcode of the property is TN4 9UH



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

Total Area: 191.3 m² ... 2059 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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