



**9 Napier Road**  
Tunbridge Wells Kent



\*CHAIN FREE\* A well-presented and spacious period property having been extended to create a well-proportioned family home, benefiting from a good-sized private rear garden, and situated in a sought-after residential area on the favoured south side of Tunbridge Wells within easy reach of the town centre.

## Guide price £585,000-£600,000 Freehold



**Situation:** The property is situated in an enviable position in a much sought after residential road in the popular Hawkenbury village area of Tunbridge Wells, the town centre being approximately one mile distant providing a comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

There are a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and the highly favoured St Peter's Primary School is within easy reach. For the commuter, the mainline station provides 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:** The property is an impressive period family home which has been extended to provide well-proportioned accommodation which is light and spacious throughout. It also benefits from a new EPC rated 'C'.

The accommodation is arranged over three floors and includes, on the ground floor; an entrance hall with wood effect flooring; adjacent downstairs w/c; a well-proportioned living room again with wood effect flooring; an impressive and spacious kitchen/dining/family room (extending to over 21ft) with a vaulted ceiling featuring three Velux windows providing a good deal of natural light, bi-fold doors to the rear giving access to the garden, a living area with wood burner, dining area, and kitchen with a wide range of wall and base units, complementary wood work surfaces, attractive patterned tile splashbacks, stainless steel one and a half bowl sink with mixer tap over, and integrated appliances including an oven, 4 ring hob, dishwasher, microwave, fridge and freezer, and plumbing for a washing machine and separate dryer.

On the first floor is a spacious landing and three double bedrooms in addition to a family bathroom with bath and shower over, wash basin, low level w/c, and attractive wall and floor tiling.

On the top floor is the noticeably spacious principal bedroom with eaves storage and views of the surrounding area, and ensuite bathroom featuring walk in shower, hand basin with mixer tap over, low level w/c, with the room being complemented by attractive wall and floor tiles.

To the front is a low maintenance garden laid to stone shingle boarded by a low-lying brick wall and picket fence and gate, and to the rear is a good-sized private garden mainly laid to lawn, a vegetable patch, large patio area ideal for outdoor entertaining, and garden shed.

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

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

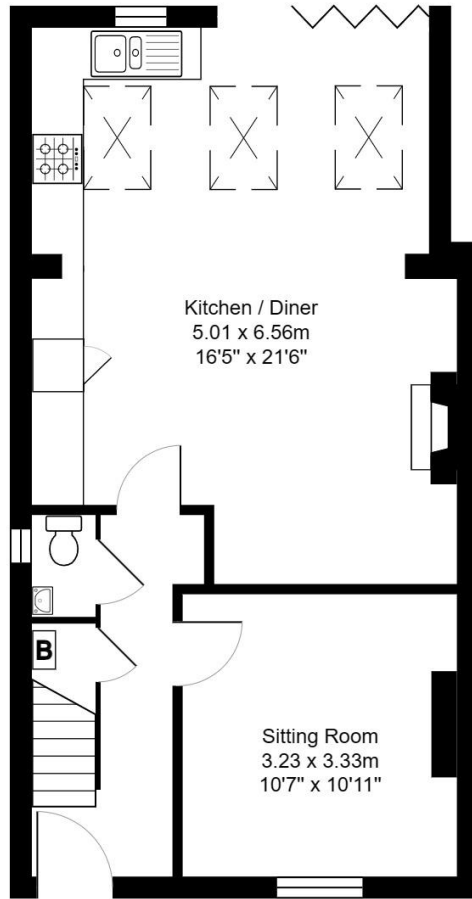
**Council Tax Band:** C

**Current EPC Rating:** C

**Property address:** Napier Road, Tunbridge Wells, Kent TN2 5AU

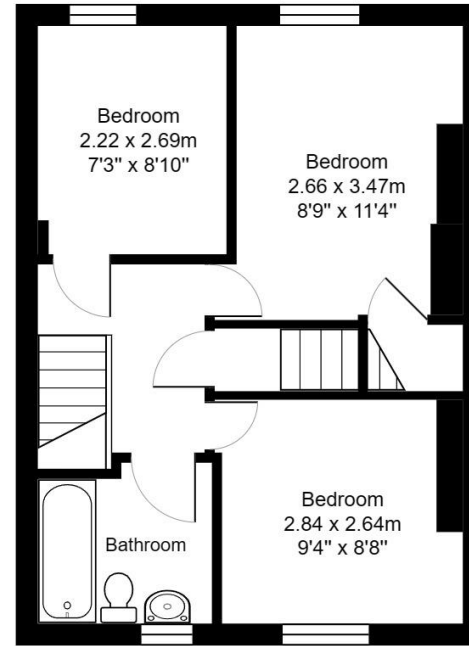
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

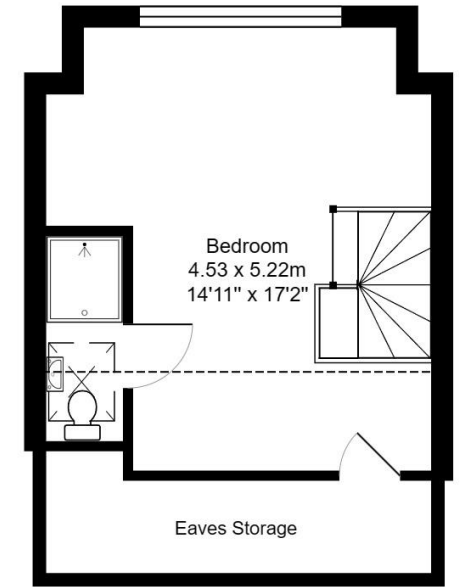


Ground Floor  
Area: 49.2 m<sup>2</sup> ... 529 ft<sup>2</sup>

Total Area: 107.0 m<sup>2</sup> ... 1152 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



First Floor  
Area: 35.3 m<sup>2</sup> ... 379 ft<sup>2</sup>



Second Floor  
Area: 22.6 m<sup>2</sup> ... 244 ft<sup>2</sup>

**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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