



The Lodge
Tunbridge Wells, Kent

An impressive, spacious, and well-presented bespoke home built in 2018 with a south-west facing garden, driveway, and in a quiet and tucked away location in the sought-after St James area within easy reach of the station and town centre.

Guide price £700,000-£735,000 Freehold

Situation: The property is situated in the sought-after St James area and conveniently located for the town centre, schools (including the highly regarded St James primary school), and main line station.

Tunbridge Wells offers 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. There are also 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 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 a well-presented bespoke home offering spacious accommodation which is light and airy throughout. It also benefits from an impressive EPC rating of 'B'.

The accommodation is arranged over one floor and includes, on the ground floor; an entrance hall with attractive Kardean flooring; an impressive open plan living area (extending to almost 29ft), integrated sound system, underfloor heating, and bi fold doors running its width providing access to the garden; a contemporary kitchen with a range of shaker style wall and base units, complementary Corian style work surfaces, central island with storage beneath, feature Range cooker with seven gas rings and four oven areas with feature metro tiled splashback with extractor hood over, Smeg dishwasher, Bosch washer/dryer, full size fridge and freezer, and Inset one and a half bowl ceramic sink with mixer tap over.

This impressive property also has four bedrooms with the principal having contemporary styled fitted wardrobes and an ensuite bathroom with walk in shower, pedestal wash hand basin with mixer tap over, low level w/c, stainless steel heated towel and feature floor and wall tiles. There is also a family bathroom with a pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over, single head shower attachment and fitted glass shower screen, low level W.C., heated towel rail, and attractive wall and floor tiling.

To the front is a private driveway providing parking for several cars, and to the rear a private garden with a southerly aspect mainly laid to artificial lawn, bordered by raised shrub bed to the southerly side of the garden with a number of specimen rose bushes and shrubs, and a patio ideal for outdoor entertaining.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: E

Current EPC Rating: B

Directions: The postcode of the property is TN1 2NS

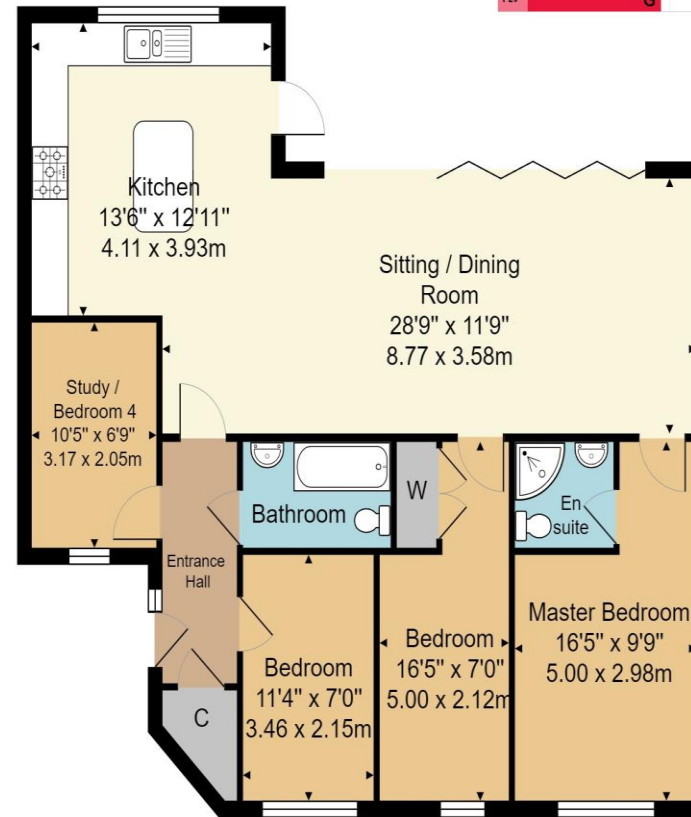


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1034 ft² ... 96.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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