



28 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 south facing 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 £550,000-£575,000 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 around a 4 minute walk away. 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.

The accommodation is arranged over three floors and includes, on the ground floor; a well-proportioned living room with premium wood effect flooring and twin replacement UPVC sash windows providing a good deal of natural light; an inner hallway; a spacious dual aspect open plan kitchen/dining room with premium wood effect flooring, adjacent understairs storage cupboard, with the clean and crisp kitchen having a wide range of shaker style wall and base units, complementary wood work surfaces, gloss tile splashbacks, AEG four ring hob with stainless steel extractor, oven, integrated Hotpoint dishwasher, oven, hob with stainless steel extractor, a washing machine and separate dryer, and stainless steel one and a half bowl sink with mixer tap over. A door provides access to the good-sized south facing rear garden.

On the first floor is a spacious landing and two good-sized double bedrooms, with the principal bedroom to the rear being dual aspect with views of the garden and park beyond and having fitted wardrobes. Also located on this floor is a well-proportioned family bathroom with bath and shower over, pedestal wash basin with mixer tap over, low level w/c, stainless steel heated towel rail, and attractive wall and floor tiling.

On the top floor is a landing and two further good-sized double bedrooms.

To the front is a low maintenance garden laid to stone shingle with a flagstone path providing access to the front door, boarded by a picket fence and wrought iron gate. To the rear is a good-sized south facing private garden mainly laid to lawn and bordered by attractive mature plants and shrubs, a large patio ideal for outdoor entertaining, and two sheds both with power.

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

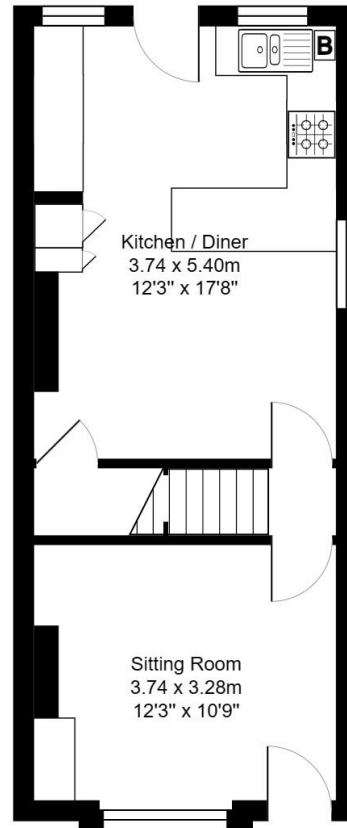
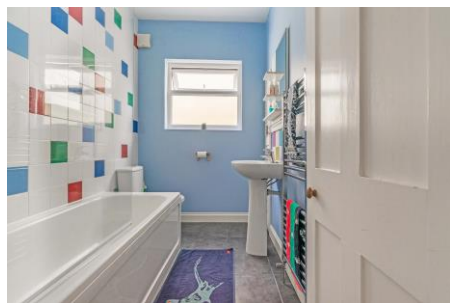
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council Tax Band: D

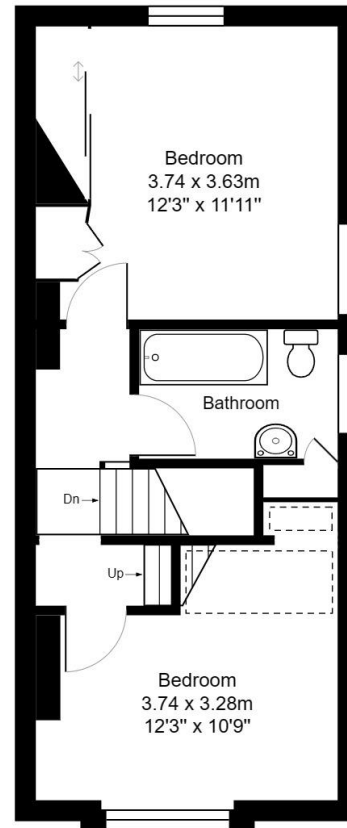
Current EPC Rating: D

Property address: Napier Road, Tunbridge Wells, Kent TN2 5AT

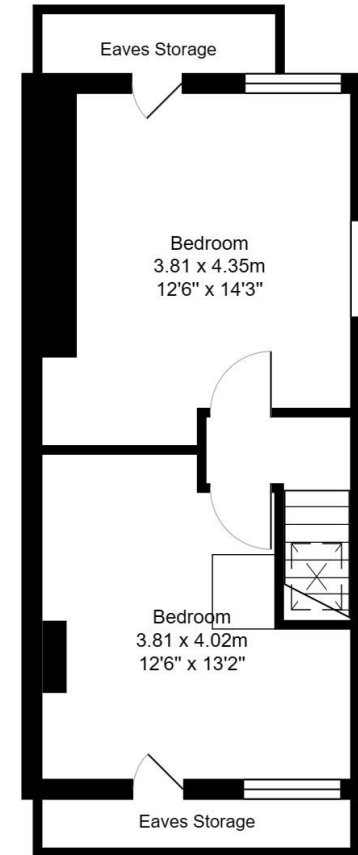




Ground Floor
Area: 36.1 m² ... 388 ft²



First Floor
Area: 36.1 m² ... 388 ft²



Second Floor
Area: 30.9 m² ... 333 ft²

Total Area: 103.0 m² ... 1109 ft² (excluding eaves storage)

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.



01892 619888 www.greenlizardhomes.co.uk

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 email: info@greenlizardhomes.co.uk