



27 Nelson Road
Tunbridge Wells, Kent

A well-presented Victorian home having been tastefully updated by the current owners, with attractive period features and benefiting from a good sized, secluded southeast facing rear garden. The property is situated in a sought-after residential area and is within less than a mile of the mainline station and town centre.

Guide Price £500,000-£525,000 Freehold

Situation: The property is situated in an enviable position in a much sought-after residential road in the popular Hawkenbury area of Tunbridge Wells, the town centre being approximately one mile distant, providing a comprehensive range of amenities including Royal Victoria Place 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.

There are a number of well-regarded schools in the area, including grammar schools for both girls and boys, and the highly regarded 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: This well-presented period home provides well-proportioned accommodation, which is bright and airy throughout, and has been updated by the current owners to include a contemporary kitchen, bathroom, and boiler.

Arranged over two floors the accommodation includes, on the ground floor; a large entrance hall with exposed painted wooden floorboards and compartmentalised under stairs storage cupboards; a downstairs w/c; a well-proportioned sitting room with attractive feature fireplace with delightful gloss tile surround and painted mantle, exposed wooden floorboards, and a large bay window giving a tremendous sense of space and providing a great deal of light; a spacious open plan kitchen/breakfast room, with the recently fitted contemporary kitchen having a wide range of shaker style wall and base units with complementary wood work surfaces, attractive gloss tile splashbacks, butler sink, integrated Bosch oven and hob, stainless steel extractor, Bosch integrated dishwasher, and fridge and freezer; and a utility room with plumbing for a washing machine, attractive wood work surfaces, and French doors providing access to the garden.

On the first floor there are three bedrooms, two of which being good-sized doubles which both benefit from fitted wardrobes and delightful wrought iron period fireplaces with ornate mantles. Also located on the first floor is a recently fitted family bathroom with bath with rain shower over in addition to a separate shower attachment, with the room being complimented by attractive wall tiling.

To the front of the property is a paved front garden bordered by a brick wall with wrought iron gate, and to the rear is a good-sized and secluded garden with a southerly aspect featuring a large, decked area ideal for entertaining, AstroTurf lawn, and a paved area to the rear.

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

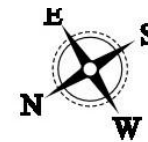
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

Current EPC Rating: D

Property address: 27 Nelson Road, Tunbridge Wells, Kent TN2 5AW



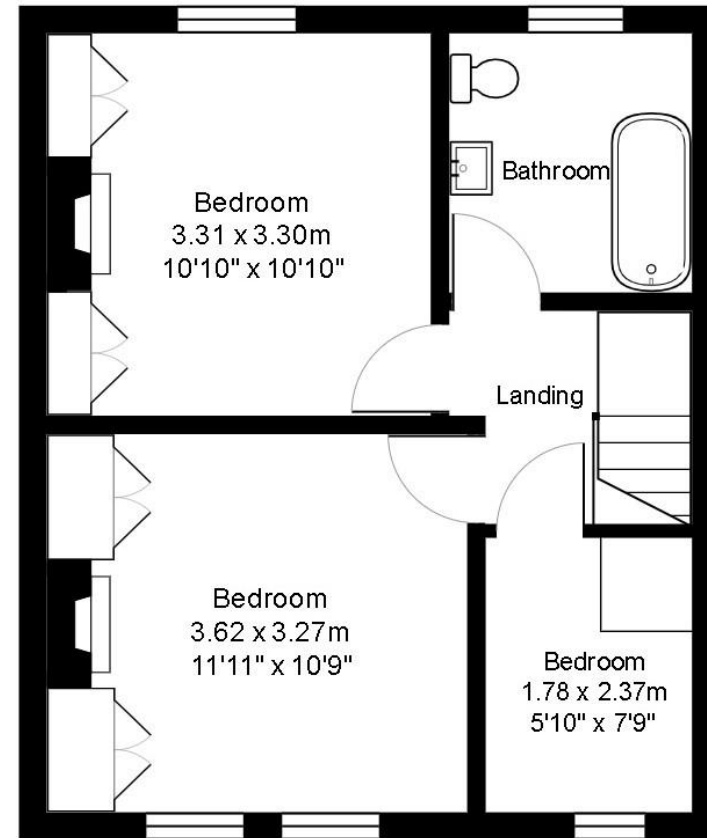


Total Area: 79.5 m² ... 856 ft²

All measurements are approximate and for display purposes only



Ground Floor
Area: 42.2 m² ... 454 ft²



First Floor
Area: 37.4 m² ... 402 ft²

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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