



4 Montacute Mews
Tunbridge Wells, Kent

An imposing, spacious, and beautifully presented town house, benefiting from a secluded rear garden with a southerly aspect, parking, and situated in a quiet and tucked away location within walking distance of The Pantiles, Tunbridge Wells town centre and the Mainline Station.

Guide Price £825,000 Freehold

Situation:

The property enjoys a setback position and is situated in a quiet and tucked away location on the favoured south side of town within walking distance of Tunbridge Wells station and is conveniently located for the Pantiles, town centre and schools. The town is renowned for its comprehensive range of facilities and amenities, including the Royal Victoria Place shopping centre, cinema complex and theatres. For the commuter, Tunbridge Wells station serves London Bridge, Charing Cross and Cannon Street in under an hour.

Description:

The property is an attractive, spacious, and beautifully presented home offering spacious with delightful Amtico flooring throughout the majority of the ground floor.

Arranged over three floors, the accommodation comprises, on the ground floor; a good-sized entrance hall with adjacent downstairs w/c with attractive wall and floor tiling; a spacious kitchen/breakfast room with a wide range of gloss wall and base units, complementary work surfaces, a Siemens double ovens, four ring hob with stainless steel splashback and extractor, microwave, Bosch dishwasher, Siemens fridge and freezer, washing machine, stainless steel one and a half bowl sink with mixer tap over, attractive tile splashbacks and floor tiling, and ample room for a dining table; and a well-proportioned dual aspect living room featuring a vaulted ceiling providing a good deal of natural light, with French doors providing access to the secluded garden.

On the first floor is a good-sized landing and two noticeably spacious double bedrooms, both with fitted wardrobes, in addition to a family bathroom with space offset bath with shower over, wash basin with mixer tap over, low level w/c, heated towel rail and attractive wall and floor tiling.

On the top floor is a landing with adjacent large walk-in storage room, and the principal bedroom with fitted wardrobes and French doors providing access to a balcony offering tree lined views, and an ensuite bathroom. There is both allocated and visitor parking to the front of the property, and to the rear low maintenance secluded garden ideal for outdoor entertaining with a shed and raised beds featuring attractive mature plants and shrubs.

Services: Mains water, gas and electricity.

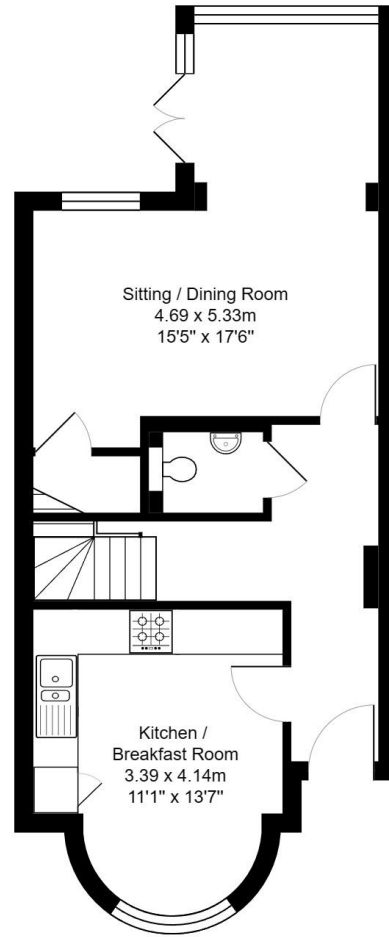
Local Authority: Tunbridge Wells Borough Council

Council tax band: F

Current EPC Rating: C

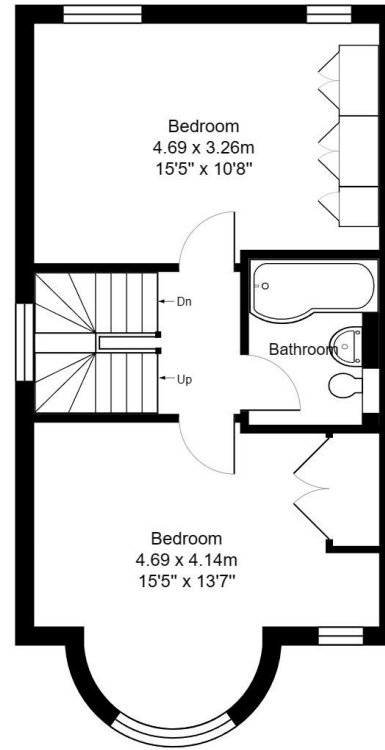
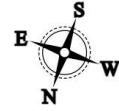
Property address: TN2 5NH



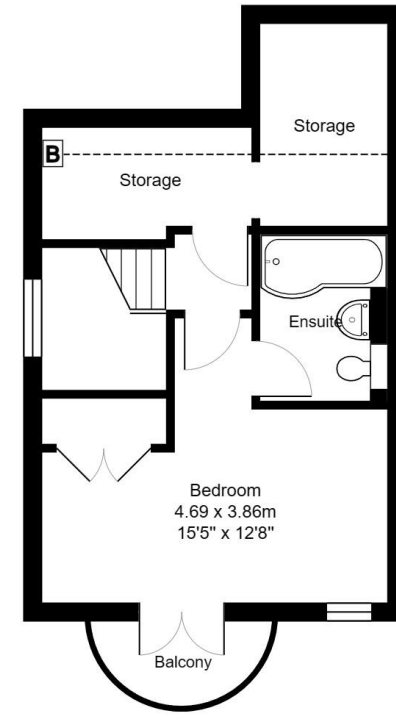


Ground Floor
Area: 46.6 m² ... 501 ft²

Total Area: 120.5 m² ... 1297 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



First Floor
Area: 41.2 m² ... 443 ft²



Second Floor
Area: 32.7 m² ... 352 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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