



18 Nelson Road
Tunbridge Wells, Kent



A beautifully presented property having been tastefully improved by the current owners to provide a spacious family home retaining many delightful period features, benefiting from off road parking, and is situated in a sought after residential area on the favoured south side of Tunbridge Wells, ideally located for the highly regarded St Peter's school, and within easy reach of the town centre, local amenities, and station.

Guide price £585,000 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 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: Offering the potential to enlarge still further if required, this impressive family home has been extensively refurbished by the current owners including a recently updated bespoke kitchen and bathroom and provides beautifully presented accommodation which is bright and airy throughout. Featuring a wealth of period features, the property also benefits from fitted reproduction double glazed sash windows, stripped wooden doors, and attractive oak engineered wood flooring. An extension to the rear provides an additional spacious family room with vaulted glass ceiling and full width bifold doors giving access to a private garden.

Arranged over three floors the accommodation includes, on the ground floor; a tiled porch; a large entrance hall; a well proportioned sitting room with feature cast-iron period fireplace with attractive wood surround and mantle and twin double glazed sash windows providing a good deal of natural light; an open plan kitchen/breakfast room with the recently fitted bespoke kitchen featuring a wide range of gloss wall and base units, breakfast bar, complementary Quartz work surfaces, Hotpoint oven, 4 ring hob with quartz splashback, extractor, integrated dishwasher, fridge and freezer, and stainless steel sink with mixer tap over; an adjacent utility room with plumbing for a washing machine; a downstairs w/c; and a good-sized orangery with vaulted ceiling lantern providing a good deal of light and full width bifold doors providing access to the garden. On the first floor is a landing and two good sized double bedrooms, both with period fireplaces and double glazed sash windows, and a recently updated spacious family bathroom with bath and shower attachment, separate walk in shower, low level w/c, wash basin with mixer tap over and storage beneath, heated towel rail, and attractive gloss wall tiling. Located on the top floor is another large double bedroom (extending to over 15ft), with plenty of eaves storage, and offers the potential to extend still further to incorporate an additional ensuite bathroom.

Off road parking is to be found at the front of the property, and to the rear a private garden laid to lawn, patio area ideal for outdoor entertaining, raised beds with a variety of colourful plants and shrubs, and a shed.

Services: Mains water and electricity. Gas fired central heating

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council Tax Band: D

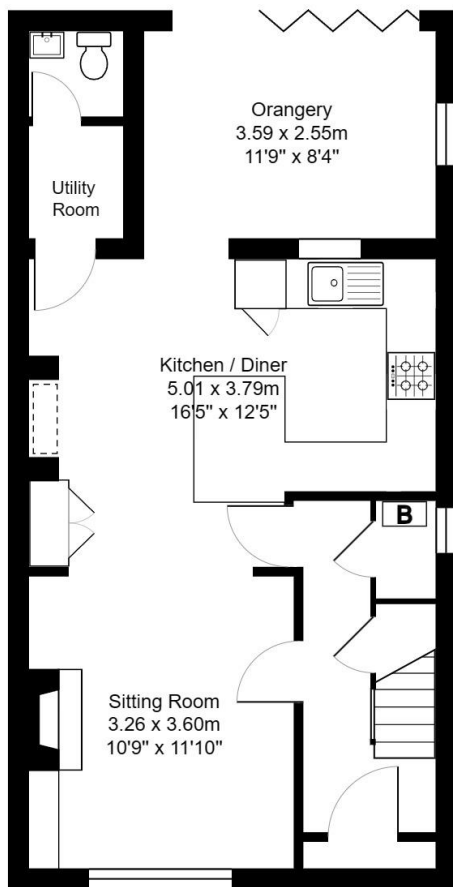
Current EPC Rating: D

Address: TN2 5AN



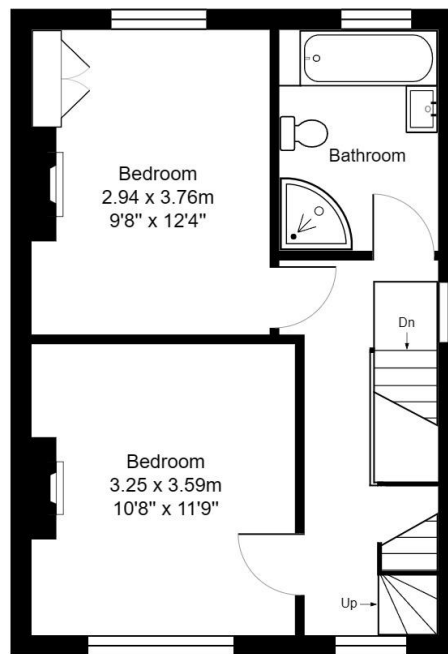
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

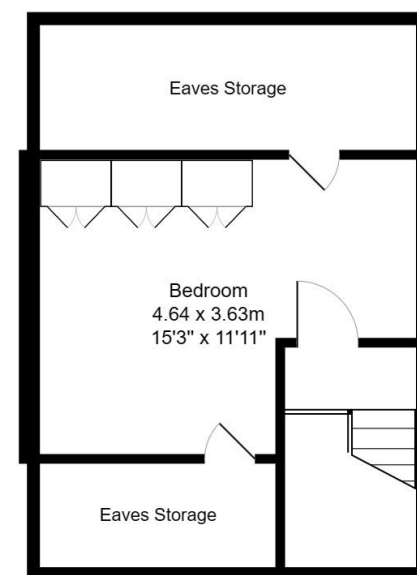


Ground Floor
Area: 51.8 m² ... 557 ft²

Total Area: 108.3 m² ... 1165 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



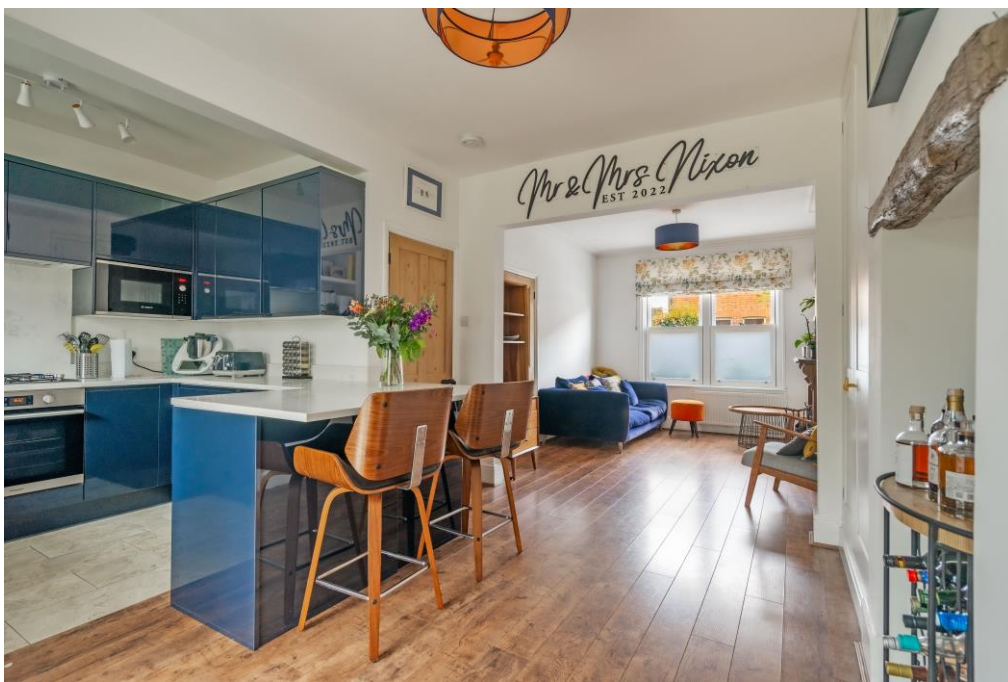
First Floor
Area: 37.4 m² ... 403 ft²



Second Floor
Area: 19.1 m² ... 205 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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15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: info@greenlizardhomes.co.uk