



**20 Napier Road**  
Tunbridge Wells Kent

A well-presented period home having been updated by the current owner, featuring a good-sized south facing garden, and situated on a sought-after residential area within easy reach of St Peters School, the town centre and station.

## Guide price £450,000 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 just under a mile distant and providing a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. The mainline station is less than a 15-minute walk via Camden Park. 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, is double glazed throughout, and has been tastefully updated by the current owner and has been meticulously maintained and improved. Arranged over two floors the accommodation includes on the ground floor: a good-sized entrance hall with laminate flooring and plenty of room for shoes and coats; a recently fitted contemporary kitchen with a range of shaker style wall and base units with complementary work surfaces, a bespoke fitted larder, stainless steel sink, oven, hob, Electrolux extractor, and integrated appliances including a dishwasher and washing machine; a well-proportioned dining room (currently used as a reception room); a garden room that could be utilised as a playroom or additional reception room (currently used as a dining room); an inner hallway with adjacent recently updated downstairs w/c with laminate flooring, attractive gloss metro wall tiling, and heated towel rail; a storage cupboard with New England style doors with space for a dryer; and a well-proportioned living room with wood effect vinyl tile flooring, New England style window shutters, and attractive feature period wrought iron fireplace with polished granite hearth. On the first floor is a landing with adjacent airing cupboard, and three bedrooms all with New England style window shutters, with the spacious principal bedroom benefiting from two sets of fitted wardrobes. There is also a recently updated family bathroom featuring a bath with both rain and separate shower attachment, low level w/c, wash basin with mixer tap over and storage beneath, attractive metro Herringbone wall tiling in addition to feature floor tiles, and traditional style heated towel rail. To the front of the property is a front garden laid to pebble beds bordered by a brick wall with slab paved path leading to the front door, and to the rear is a good-sized and secluded south facing garden featuring a large circular patio and built in brick barbeque, making this an ideal outdoor entertaining, with an attractive trellis arch leading to a large lawned area and shed.

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

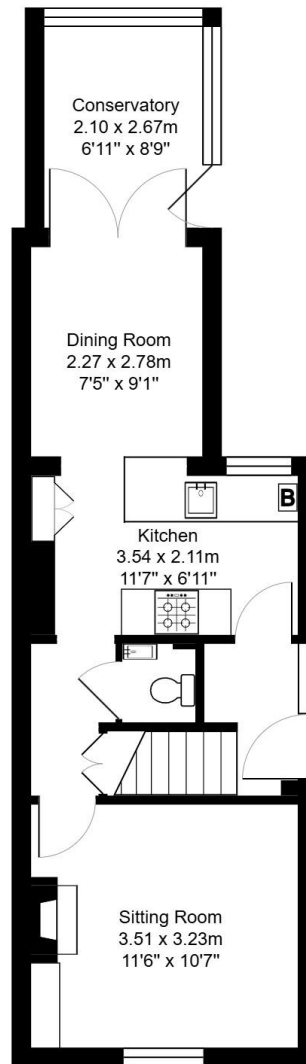
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council tax band:** C

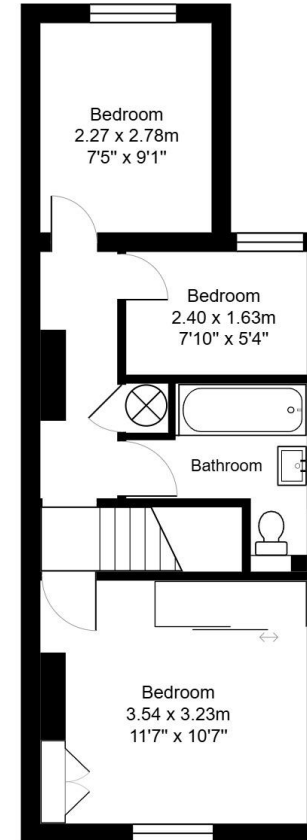
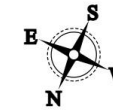
**Current EPC Rating:** D

**Property address:** Postcode TN2 5AT





Ground Floor  
Area: 39.9 m<sup>2</sup> ... 430 ft<sup>2</sup>



First Floor  
Area: 33.8 m<sup>2</sup> ... 364 ft<sup>2</sup>

Total Area: 73.7 m<sup>2</sup> ... 794 ft<sup>2</sup>

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.



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