



**36 Goods Station Rd**  
Tunbridge Wells, Kent



A well-presented and spacious home, with a good-sized private garden with a southerly aspect, and centrally located within a short walk of Tunbridge Wells town centre and the Mainline Station.



**Situation:**

The property is centrally located within a short walk of Tunbridge Wells town centre and the station. 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 and well-presented home, and benefits from a good-sized garden with a southerly aspect.



Arranged over two floors, the accommodation comprises, on the ground floor; a well-proportioned living room with exposed wooden floorboards and feature spiral staircase providing access to the first floor; a spacious kitchen/breakfast room with a wide range of wall and base units, complementary work surfaces, SMEG oven with glass splashback, 4 ring hob with stainless steel extractor, stainless steel sink and drainer with mixer tap over, space for a dining table and chairs, and attractive floor tiling; a utility room with large Velux window providing a good deal of natural light, a range of wall units, plumbing for a washing machine, hanging hooks for coats, and door providing access to the garden; and a good-sized bathroom with large Velux window, bath with shower over, wash basin with storage beneath, low level w/c, with the room being complemented by attractive wall and floor tiling. On the first floor is a landing and two double bedrooms, with the principal bedroom benefiting from fitted wardrobes providing ample storage, and a cupboard providing easy access to the loft.

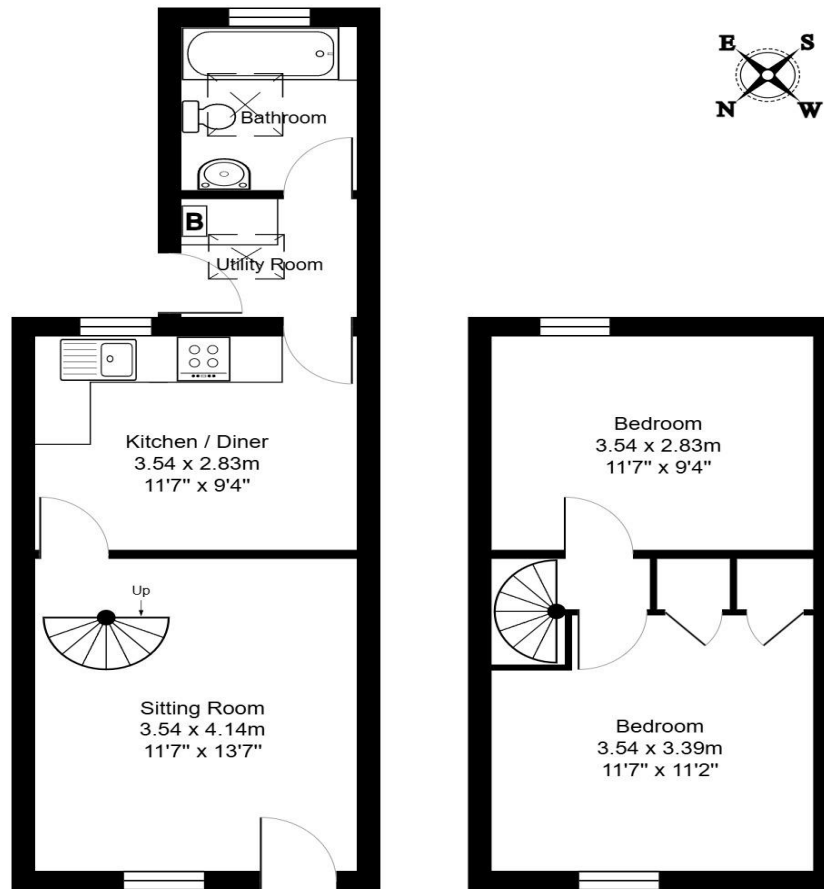
To the front is a garden mainly laid to slate shingle and bordered by a low-lying brick wall, with a wrought iron gate providing access to a period style tile path leading to the front door. To the rear is a surprisingly large garden with a southerly aspect, featuring an area of lawn, decking ideal for outdoor entertaining, and a large shed.



**Services:** Mains water, gas and electricity.  
**Local Authority:** Tunbridge Wells Borough Council  
**Council tax band:** C  
**Current EPC Rating:** C  
**Property address:** TN1 2DB

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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



Ground Floor  
Area: 33.1 m<sup>2</sup> ... 356 ft<sup>2</sup>

First Floor  
Area: 25.1 m<sup>2</sup> ... 270 ft<sup>2</sup>

**Total Area: 58.2 m<sup>2</sup> ... 626 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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