



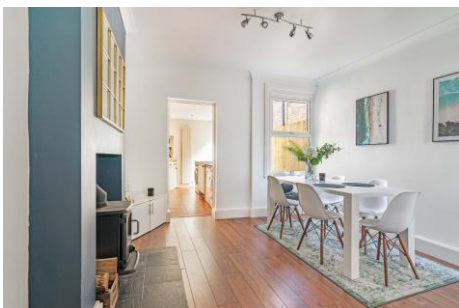
1 Park Street
Tunbridge Wells, Kent

A charming and well presented home, having been tastefully updated by the current owners, and situated in a quiet location yet within a short walk of the station and the town centre.

Guide Price £385,000 Freehold



Situation: The property is situated in a quiet, convenient residential area within a short walk of the town centre and station. Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common, which stretches from the town centre to Rusthall. For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach and links with the M25. There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.



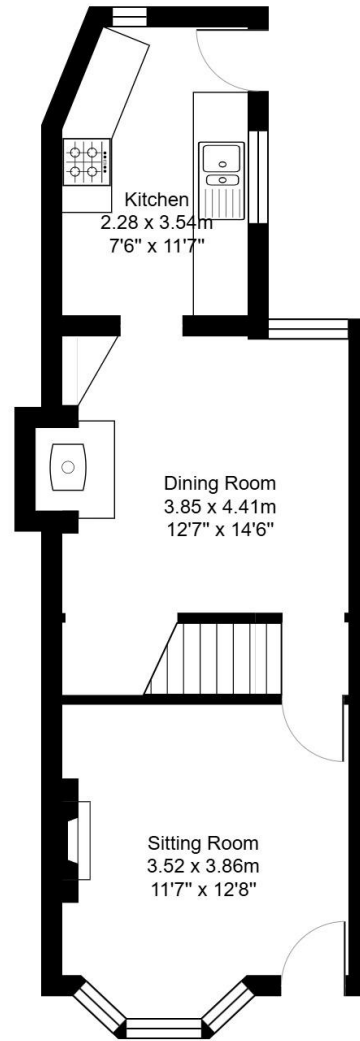
Description: The property is a well presented home having been tastefully updated by the current owners seamlessly combining period features with contemporary style. Arranged over two floors, the accommodation includes, on the ground floor; a spacious living room with bay windows to the front providing a good deal of natural light, attractive wood engineered flooring, and a delightful wrought iron period fireplace as it's focal point; a spacious dining room featuring a useful understairs recessed area idea for placing a desk for home working, attractive wood effect flooring, and a working wood burner; and a kitchen with a wide range of shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, oven with 4 ring hob and extractor, sink and drainer with mixer tap over, Bosch dishwasher, and plumbing for both a washing machine and dryer.

On the first floor is a landing and two double bedrooms, both with fitted wardrobes and a recently updated contemporary style bathroom featuring a free standing bath with mixer tap over and shower attachment, a large walk in shower with rain shower over, free standing vanity unit with wash basin and mixer tap over, low level w/c, and heated towel rail, with the room being complemented by attractive gloss stone effect wall and floor tiling.

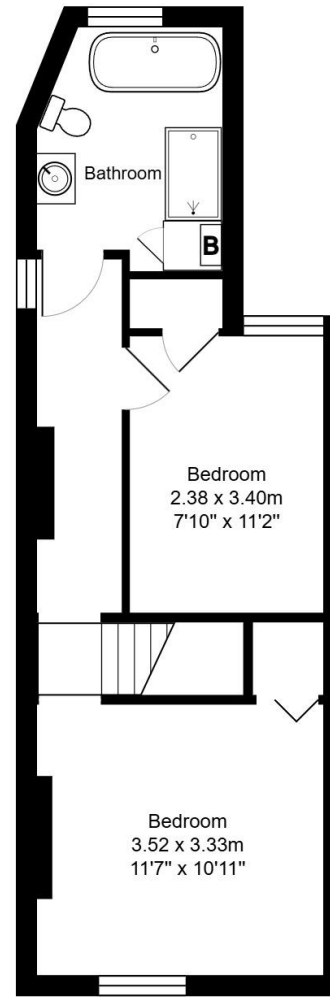
To the front of the property is a low maintenance garden laid to suburban stone and bordered by a brick wall, and to the rear a private garden with area of decking ideal for outdoor entertaining, and area of artificial lawn.

Services: Mains water and electricity. Gas-fired central heating
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Current council tax band: C
Current EPC Rating: D
Directions: Property postcode TN2 4SP





Ground Floor
Area: 37.1 m² ... 399 ft²



First Floor
Area: 36.0 m² ... 388 ft²

Total Area: 73.1 m² ... 787 ft²

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



01892 619888 www.greenlizardhomes.co.uk

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: info@greenlizardhomes.co.uk