



89 Silverdale Road
Tunbridge Wells Kent

A well-presented and noticeably spacious family home with potential to enlarge if required (STC), benefiting from a good-sized west facing private garden and external home office, and within a short walk of the local amenities and mainline station.

Guide price £425,000 Freehold

Situation:

The property is situated in the convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

A well-presented period home featuring two double bedrooms, two spacious reception rooms, attractive wood flooring throughout the majority of the ground floor, and a good-sized outdoor office ideal for home working. The property also offers potential to enlarge still further if required (STC).

The home is arranged over two floors and includes, on the ground floor; an entrance hall with large understairs cupboard featuring hanging rails for coats and storage for shoes; a well-proportioned living room; a spacious dining room which is open plan to the kitchen providing an ideal area for entertaining; and a kitchen with a wide range of gloss wall and base units, breakfast bar; complementary wood work surfaces, oven, 5 ring hob and stainless steel extractor, stainless steel one and a half bowl sink and drainer with mixer tap over, and integrated appliances including a Kenwood dishwasher, fridge and freezer, and Hotpoint washing machine.

On the first floor is a noticeably spacious landing with adjacent storage cupboards and delightful period wrought iron fireplace, two good sized double bedrooms with the principal bedroom also featuring a period fireplace, and a family bathroom with adjacent airing cupboard, bath with Aqualisa shower over, pedestal wash basin with mixer tap over, low level w/c, heated towel rail, and attractive gloss wall tiling.

To the front of the property is a low maintenance garden bordered by hedgerow providing a sense of seclusion, and to the rear a good-sized private garden with a westerly aspect with area of lawn in addition to a large decked area ideal for outdoor entertaining. Also in the garden is a home office with both power and insulation ideal for home working.

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

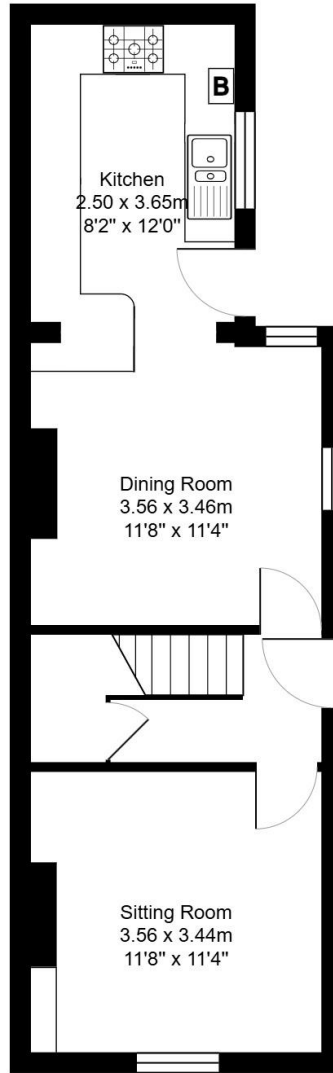
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

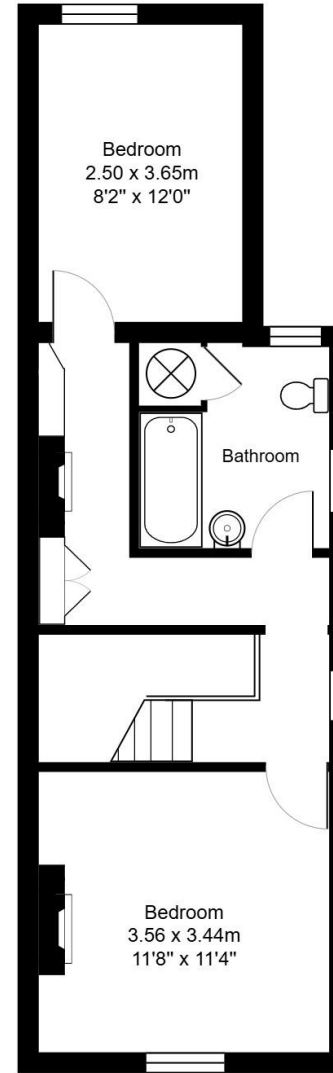
Current EPC Rating: D

Property address: Postcode TN4 9HY





Ground Floor
Area: 40.7 m² ... 438 ft²



First Floor
Area: 40.7 m² ... 438 ft²



Total Area: 92.5 m² ... 996 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 descriptions contained herein are used in good faith as an opinion.



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