



**4 Denbigh Road**  
Tunbridge Wells Kent

A well-presented home providing well-proportioned accommodation throughout, benefiting from a good-sized garden, and within a short walk of the local amenities and mainline station.

## Guide price £365,000 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 providing well-proportioned, light, and airy accommodation throughout.

The home is arranged over two floors and includes, on the ground floor; a good-sized living room featuring New England style window shutters and a fireplace with wood burner, attractive brick inlay, and delightful period style wrought iron mantle; an inner hallway; a well-proportioned dining room with wood effect flooring and adjacent understairs storage cupboard; and a contemporary style kitchen benefiting from underfloor heating, a wide range of shaker style wall and base units, complementary wood work surfaces, integrated appliances including a Zanussi oven, 4 ring hob with stainless steel extractor and attractive gloss tile splashbacks, Bosch dishwasher, recently replaced washing machine, sink with mixer tap over, with the room being finished with attractive patterned floor tiling.

On the first floor is a good-sized landing and two double bedrooms in addition to a spacious bathroom featuring a bath, separate walk-in shower with gloss wall tiles, low level w/c, sink with storage beneath, and adjacent airing cupboard.

To the front is a low maintenance garden bordered by a low-lying brick wall, wrought iron gate, and period style patterned tile path providing access to the front door.

To the rear is a good-sized garden mainly laid to lawn, a patio ideal for outdoor entertaining, and a shed.

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

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

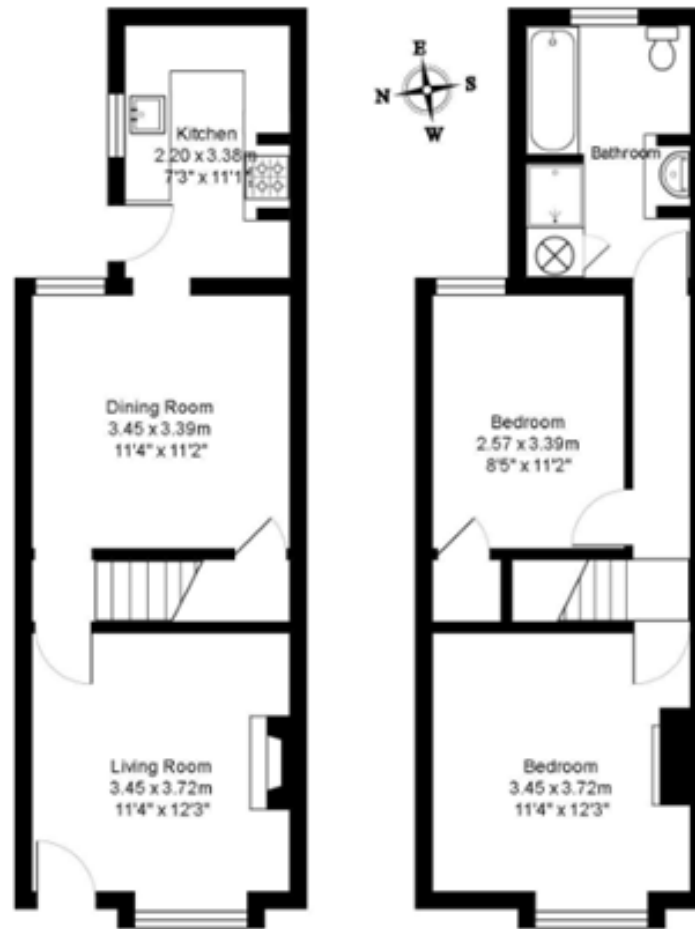
**Council tax band:** C

**Current EPC Rating:** D

**Property address:** Postcode TN4 9HS



# Floorplan



Ground Floor  
Area: 35.9 m<sup>2</sup> ... 387 ft<sup>2</sup>

First Floor  
Area: 35.9 m<sup>2</sup> ... 387 ft<sup>2</sup>

Total Area: 71.8 m<sup>2</sup> ... 773 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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