



**8 Polesden Road**  
Tunbridge Wells, Kent



A beautifully presented home having been tastefully updated, seamlessly combining period features with complementary style, benefiting from a secluded garden, parking, and garage, situated on a sought after and quiet private road within easy reach of the town centre and station.

## Guide Price £400,000-£425,000 Freehold

### Situation:

The property is situated in the convenient and popular Hawkenbury area of Tunbridge Wells, which is much sought after for its proximity to the town centre and station (under a mile via Camden Park), as well as the highly regarded St Peters Primary School.

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 most attractive and beautifully presented Victorian home having been subject to many tasteful improvements to make this an incredibly desirable period property and has the considerable benefit of being located on a quiet private road with its own parking and garage.

The home is arranged over two floors and includes, on the ground floor; a well-proportioned living room with wood burner and attractive exposed brick surround, and double glazed windows to the front being complimented by New England style shutters; an inner hallway; a spacious kitchen/breakfast room with range of shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, one and a half bowl sink with mixer tap over, integrated dishwasher, 4 ring hob, and oven; and a good-sized conservatory currently used for home working but could be utilised as an additional reception room if required, with large sliding door providing access to the private garden.

On the first floor there is a landing, two double bedrooms both benefiting from fitted cupboards and delightful period wrought iron fireplaces, with the principal bedroom having New England style window shutters. Also located on the first floor is a contemporary bathroom featuring bath with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive gloss wall tiling.

To the front of the property is a slate shingle bed, and to the rear a secluded and private rear garden laid to artificial lawn. The property includes parking for two cars on the private road, additional guest parking, and garage.

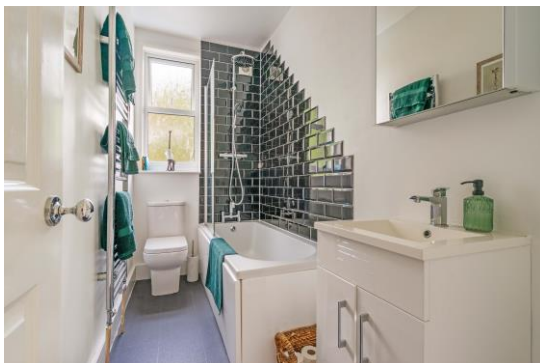
**Services:** Mains water and electricity. Gas-fired central heating.

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

**Council tax band C**

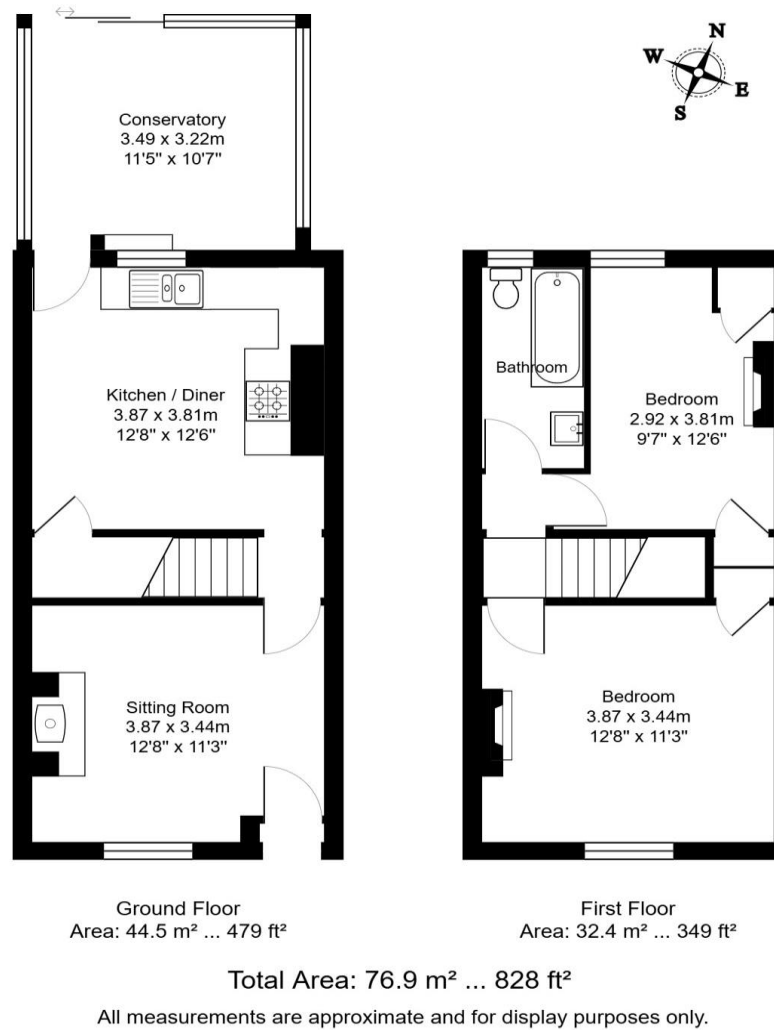
**Current EPC Rating: D**

**Property address:** Postcode TN2 5AX



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



**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.





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

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)