



**23 Calverley Street**  
Tunbridge Wells, Kent



An immaculate and beautifully presented period home, having been tastefully updated by the current owner, centrally situated yet in a quiet and sought after location within a few minutes' walk of the town centre and station.

## Guide price £575,000 Freehold

**Situation:** The property is situated in a desirable, quiet, and central location, within a short walk of the town centre and mainline railway station. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools. For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

**Description:** This beautifully presented and charming home has been tastefully updated by the current owners, including a recently fitted kitchen, creating a desirable home seamlessly blending period features with contemporary style.

With attractive wood flooring covering much of the ground floor, the accommodation includes, on the ground floor; a good-sized entrance hall; a well-proportioned living room featuring sash replacement windows with New England style shutters, fitted cupboards and areas of fitted shelving both sides adjacent to the chimney breast, and a delightful period style wood burner set in an exposed brick recess with tiled hearth making a fabulous focal point for the room; a spacious dining room with sash replacement window providing a good deal of natural light and views of the garden, in addition to an adjacent understairs storage cupboard; a recently fitted contemporary kitchen featuring a wide range of Shaker style wall and base units, complementary work surfaces, one and a half bowl sink with mixer tap over, Bosch 4 ring hob and stainless steel extractor, Bosch oven, full size fridge and freezer, and Bosch dishwasher; a utility room with Shaker style wall and base units and a large double cupboard with plumbing for both a separate washing machine and dryer; and a good-sized bathroom featuring bath with waterfall tap over, separate walk in shower, low level w/c, large wash basin with mixer tap over, stainless steel heated towel rail, and attractive wall and floor tiling.

The first floor has quality hard wood flooring throughout, a spacious landing, and three good-sized double bedrooms all with replacement windows.

To the front of the property is a garden laid to slate shingle which is bordered by a pretty period style wrought iron fence and gate, and to the rear is a secluded garden featuring a patio ideal for outdoor entertaining, and a raised garden area mainly laid to artificial lawn with a feature stone wall to the rear.

**Current EPC Rating:** D

**Services:** Mains water, gas and electricity

**Local Authority:** Tunbridge Wells Borough Council

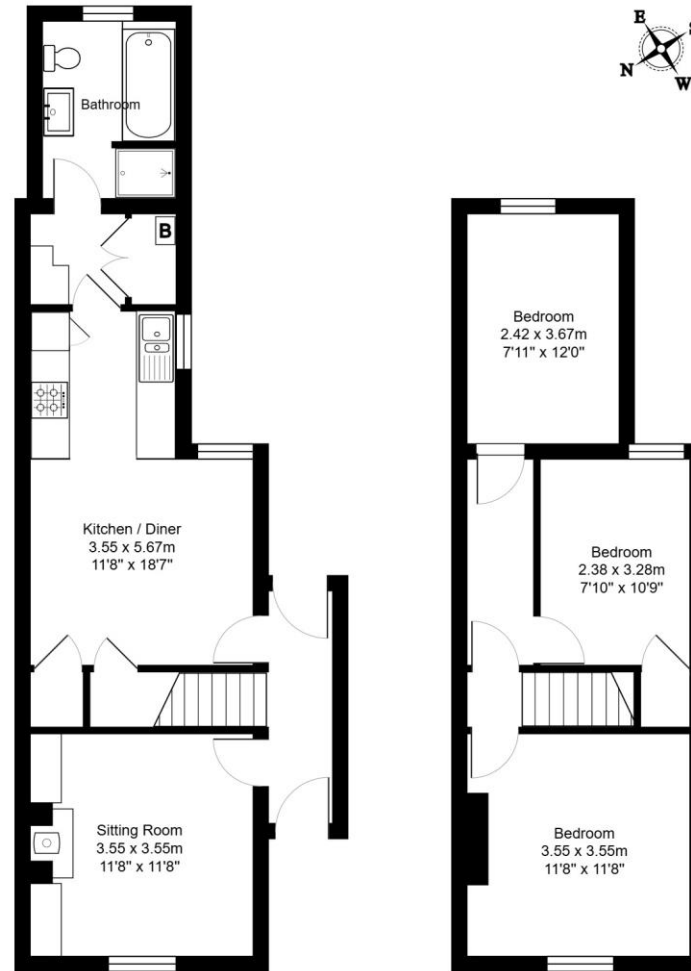
**Council tax band:** D

**Property address:** TN1 2XD



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