



26 Dukes Road
Tunbridge Wells, Kent

CHAIN FREE A charming and well-presented home in the favoured St James area, private rear garden, and is situated in a desirable and quiet residential location within walking distance of the town centre, station, and highly regarded schools.

Guide Price £550,000 Freehold

Situation:

The property is situated in a sought-after and quiet road and is conveniently located for the town centre, schools, and main line station.

Tunbridge Wells offers a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks.

There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

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 with links to the M25.

Description:

The property is a spacious and well-presented semi-detached period home with three double bedrooms, having been much improved by the current owners creating this desirable family home.

The accommodation is arranged over three floors and includes, on the ground floor; an entrance hall; a well-proportioned living room with feature fireplace recess featuring gloss tiling, fitted cupboards adjacent to the chimney breast, and sash replacement window with New England style shutters; a spacious dual aspect dining room with high quality vinyl tile flooring which is open plan to the kitchen (extending to over 22ft) creating a perfect area for both families and entertaining alike, with the contemporary kitchen having a wide range of Shaker style wall and base units, complementary work surfaces with breakfast bar, SMEG 5 ring range oven with stainless steel extractor, Samsung fridge/freezer, dishwasher, and a porcelain sink and drainer; a utility room with integrated washer machine and dryer; and an adjacent downstairs w/c.

On the first floor is a good-sized landing and two double bedrooms as well as a spacious contemporary family bathroom featuring a free standing bath with shower attachment, separate large walk in rain shower, low level w/c, wash basin with mixer tap over and storage beneath, mirrored wall mounted medicine cabinet, heated towel rail, high quality vinyl flooring, and attractive patterned wall tiling.

On the top floor is another double bedroom benefiting from extensive eaves storage in addition to air conditioning.

To the front of the property is a low maintenance front garden, and to the rear is a private garden mainly laid to artificial lawn, a good-sized decked area ideal for outdoor entertaining, feature wall to the rear, and a shed.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

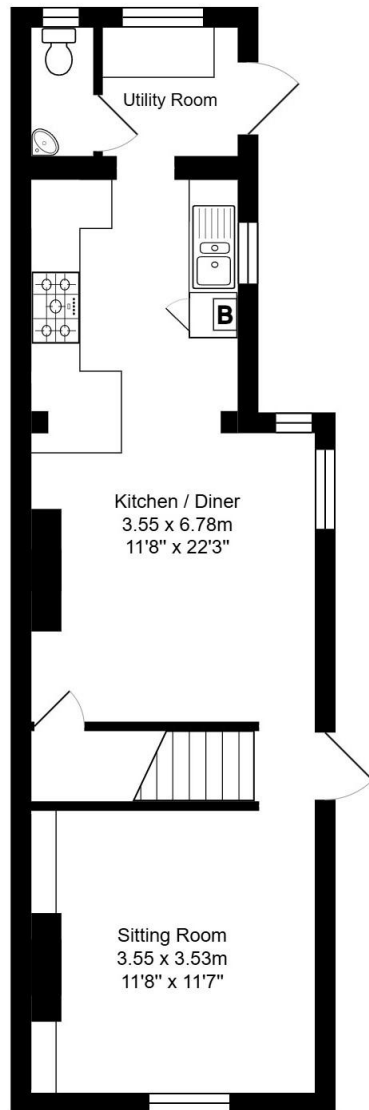
Current EPC Rating: D

Directions: The postcode of the property is TN1 2PA



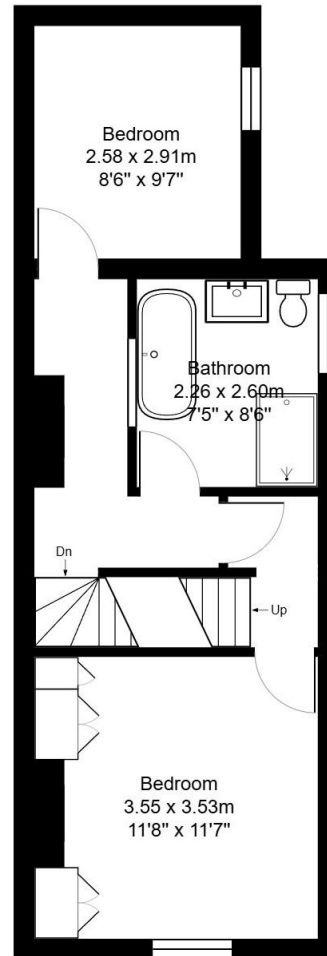
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

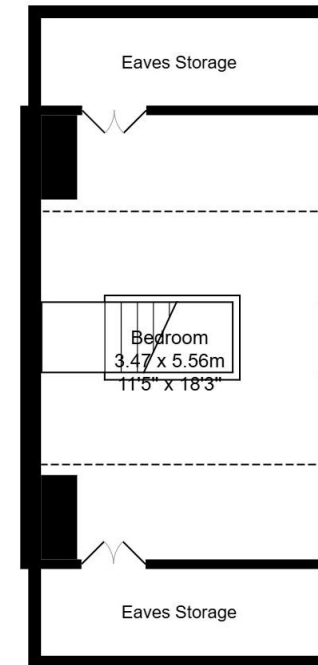


Ground Floor
Area: 42.4 m² ... 456 ft²

Total Area: 99.2 m² ... 1067 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



First Floor
Area: 37.5 m² ... 403 ft²



Second Floor
Area: 19.3 m² ... 208 ft²

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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