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Peter Oliver



Eridge Road, Tunbridge Wells, TN3 9EU

- ▼ **4 Bed Semi Detached**
- ▼ **Beautiful View**
- ▼ **Close to Tunbridge Wells**
- ▼ **Character Features**
- ▼ **Generous Accommodation**
- ▼ **Lovely Gardens**



## EPC RATING

Current:

65 | D

Potential:

95 | A

**Guide Price**

**£725,000-£750,000**





## Eridge Road, Tunbridge Wells, TN3 9EU

Welcome to the countryside! This 4 bedroom semi-detached home which was built in the Abergavenny period offers uninterrupted views to the rear across open farmland and the rolling hills of the Wealden countryside. Extended and in fantastic condition the house offers a beautiful open plan kitchen/breakfast room with a vaulted ceiling and sky light windows and snug with a wood burner. On the ground floor there is also a large triple aspect living room, a separate dining room with feature fireplace and a downstairs family bathroom. Following on to the first floor there is master bedroom with French doors leading to a balcony giving wonderful far-reaching views over the countryside. There is also a family bathroom with large shower cubicle, further double bedroom, single bedroom with feature fireplace and smaller single bedroom. Outside to the front of the property is a large driveway with 4 car off road parking, and a side gate leading to the stunning rear garden where you can enjoy the uninterrupted views of the sunset and countryside. The garden is Southwest facing and houses a large patio area which is perfect for entertaining, raised planters, a shed and a detached insulated studio with mains electricity. The property is ideally located just a 3-minute drive from the Pantiles and a 5-minute drive from Tunbridge Wells station. For those who don't drive, the 29 bus provides regular access to Tunbridge Wells town centre and Crowborough and Brighton to the South. The property is also within a 10-minute drive of highly sought after Langton Green and Groombridge Primary schools.

Uckfield: 01825 703000  
 Crowborough: 01892 489000  
 Lettings: 01825 701030  
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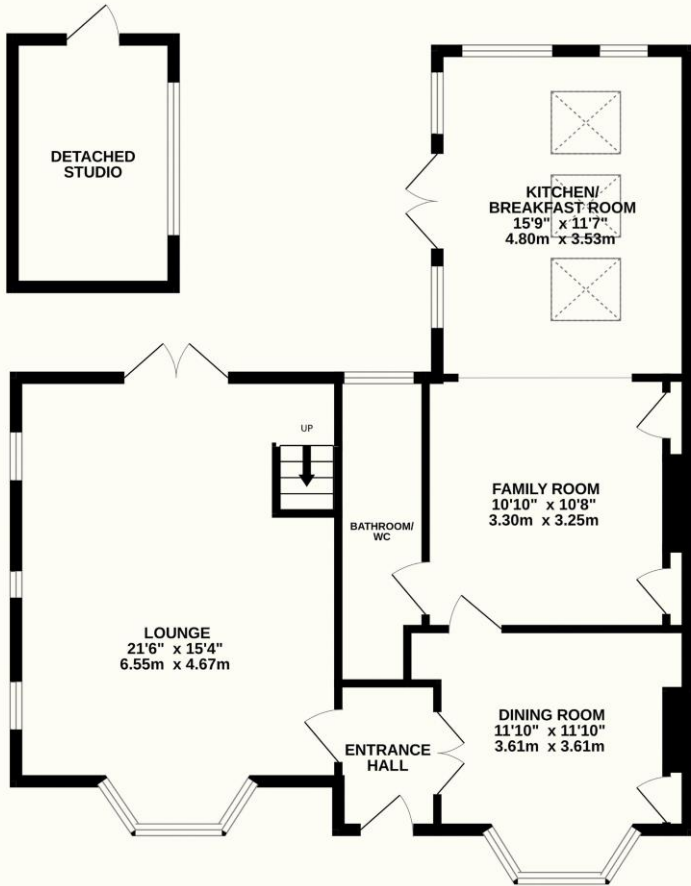
 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS



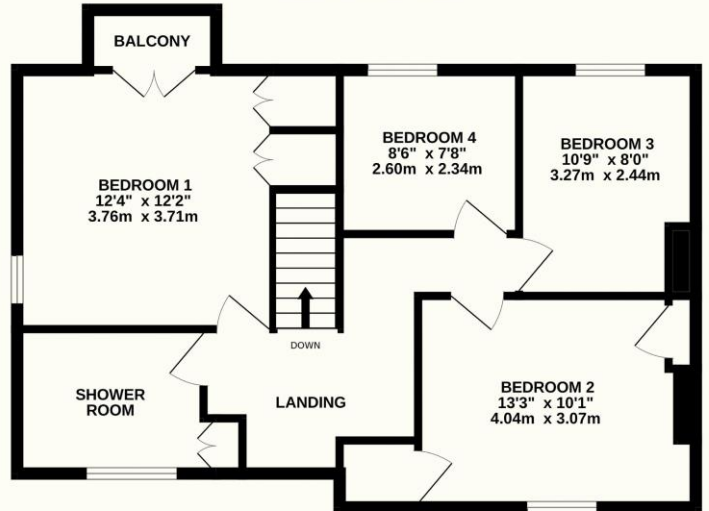






TOTAL FLOOR AREA : 1616 sq.ft. (150.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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