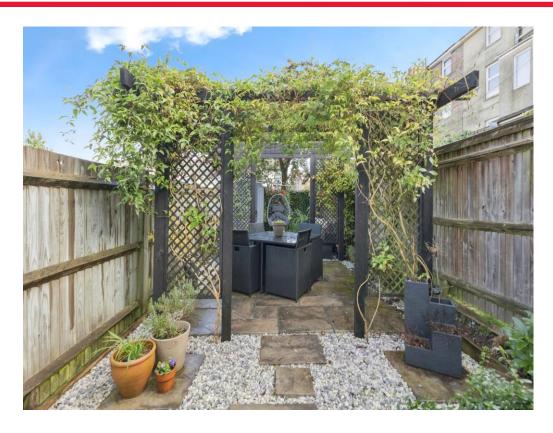


Connells

Kirkdale Road Tunbridge Wells

# Kirkdale Road Tunbridge Wells TN1 2SD







## **Property Description**

This charming two-bedroom end of terrace cottage offers the perfect blend or rustic charm and modern comfort. The front of the property is fresh and well presented with lush planting. As you step inside, you are greeted by a cozy living room with large windows that flood the space with natural light.

The dining room boasts a wood burning fireplace, leading to the kitchen with an almost open planed yet still separate flow to the kitchen. The beautifully appointed kitchen is a blend of traditional design and contemporary convenience, with quality appliances and plenty of storage.

Upstairs, you'll find two spacious bedrooms, each brimming with character. The family bathroom is generously sized with a stylish feel and finish. The cottage boasts a landscaped garden to the rear with direct access via a convenient side gate, with gorgeously arranged seating areas and a custom built pergola, perfect for outdoor dining and relaxing.

Located in the desirable Kirkdale Road, it is only a short walk to local amenities and fabulous transport links.

### Kitchen

7' 1" x 11' (2.16m x 3.35m)

**Dining Room** 10' 3" x 11' 5" ( 3.12m x 3.48m )

**Lounge** 11' 4" x 11' 1" ( 3.45m x 3.38m )

### Bedroom 1

11' 6" x 11' 1" ( 3.51m x 3.38m )

### Bedroom 2

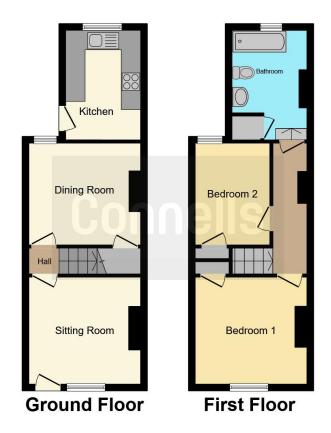
7' 7" x 10' 5" ( 2.31m x 3.17m )

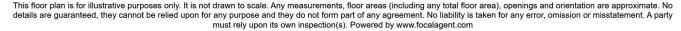
### **Bathroom**

7' 8" x 11' 1" ( 2.34m x 3.38m )









To view this property please contact Connells on

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5 Vale Road TUNBRIDGE WELLS TN1 1BS

view this property online connells.co.uk/Property/TWL405921





Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**EPC Rating: Awaited**