



6 Molyneux Park Gardens, Tunbridge Wells, Kent TN4 8DL

Price Range £525,000 - £550,000 Freehold

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PRICE RANGE: £525,000 - £550,000 Enjoying an elevated position set back from the road and within a few hundred yards of Tunbridge Wells Common, this Regency-style terraced home boasts allocated parking, together with side access to the lawned rear garden which is significantly longer than the first four houses in the terrace and boasts decking and a garden shed. The property has been refurbished by the current owner and the wood parquet flooring has been sanded and sealed which creates a practical and stylish through dining / reception room which has French doors to the garden. There is a downstairs cloakroom, plus a first floor bathroom with remotely electrically operated roof-light. Both bedrooms are double and boast fitted wardrobes, bed 2 having a concealed workspace area. The rear garden is accessed from the French doors in the reception area, opening directly to a decked patio which leads to a level lawn with side access and garden shed with power and light at the rear. There is allocated parking at the end of the terrace. The current vendor has replaced all windows (which are FENSA certified) since 2020, roof replacement in 2023, and replaced the kitchen, bathroom and cloakroom so this home is 'ready to move into'. As a private driveway, there is a maintenance charge of £30 for the year We recommend an early viewing

- Central Location
- Close to Tunbridge Wells Common
- Elevated Position
- Low Maintenance Garden
- Side Access
- 18'10 Reception Room
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing
- Allocated Off Street Parking





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

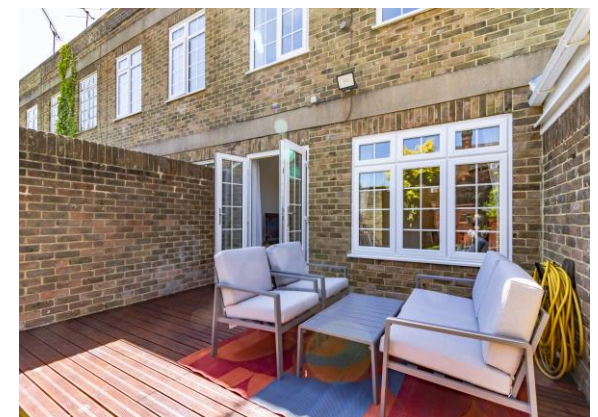
Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

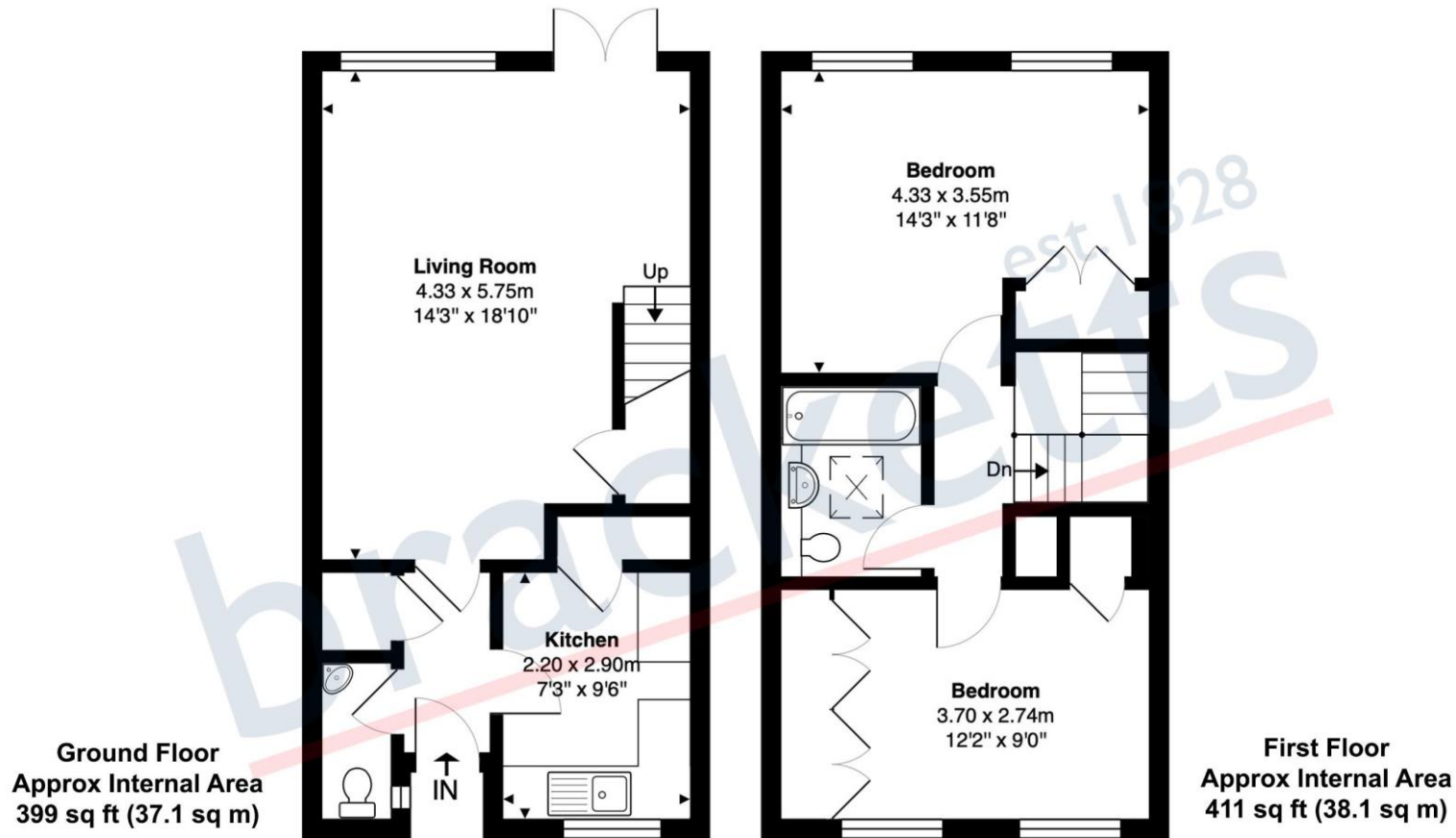
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: D



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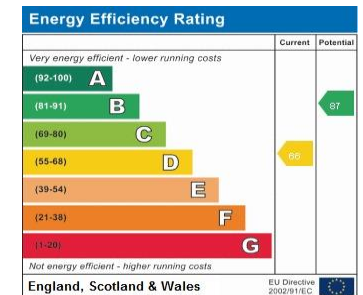
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Gross Internal Floor
Area Approx
810 sq ft (75.3 sq m)

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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