



# Lambert & Foster



## GEORGE STREET

9 | GEORGE STREET | WADHURST | TN5 6TB

*Lambert & Foster are delighted to bring to market this beautifully appointed three-bedroom terraced house located in a highly sought-after village location on a quiet private road within walking distance of the popular village of Wadhurst*

Offers In Region Of £545,000

FREEHOLD





## GEORGE STREET

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Located on George Street, a prestigious and quiet private residential road, the property is within just a few minutes' walk of Sparrows Green recreation ground, the local primary school, and the array of amenities on offer in Wadhurst village itself. Its position further benefits from the accessibility of the A21 giving easy access to both Tunbridge Wells and the coast. The property is a delightful Victorian terraced house that is offered to the market in excellent condition throughout having been both extended and renovated. In addition to three bedrooms the property also offers off-street parking for two cars and a private rear garden.

Inside, on the ground floor, you find a sitting room, open plan kitchen/dining/family room, a utility room, and a cloakroom. On the first floor are two bedrooms and a family bathroom while a further bedroom is found on the second floor.

Outside, to the front of the property you find two parking spaces while the private rear garden is mainly laid to lawn with a variety of mature trees and shrubs and benefits from a gravelled terrace area and a summer house with power. To the side of the house, you find a log store and the garden is close board fenced on all sides.

The property is in the much sought-after village of Wadhurst and within walking distance of Wadhurst mainline train station with direct links to London and the village amenities. The village High Street offers a plethora of shops and services including a supermarket and post office, butcher, bookshop, doctors' surgery, dentist and primary school as well as Uplands Community College and Sports Centre. Uplands school also provides a gym and fitness classes while further afield there is Knowle Grange, a private members club with outdoor swimming pool and brand-new gym and spa facilities.





- Total floor area approximately 1306 ft<sup>2</sup> (121.2 m<sup>2</sup>)
- Three bedrooms
- Off-street parking for two cars
- Sought-after private road location
- Private garden
- Open-plan kitchen/living/dining room
- Excellent condition throughout
- Spacious and light
- Summer house
- Close to village amenities
- Close to mainline railway station

## DIRECTIONS

From the centre of Wadhurst head north and turn right onto the Sparrows Green Road B2100. George Street is the second turning on your left.

## GENERAL

**Tenure:** Freehold

**Services:** Mains water and electricity and gas central heating. Connected but not tested.

**Local authority:** Wealden District Council

**Council tax:** Band D **EPC:** C

## VIEWING

By appointment only.

**Sussex Office:** 01435 873 999.

## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### George Street, Sparrows Green, Wadhurst, TN5

Approximate Area = 1148 sq ft / 106.6 sq m  
 Limited Use Area(s) = 158 sq ft / 14.6 sq m  
 Total = 1306 sq ft / 121.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2024. Produced for Lambert and Foster Ltd. REF: 1134292

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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