



20 BOUNDARY ROAD
TUNBRIDGE WELLS, KENT, TN2 5BH



**Lambert
& Foster**

TUNBRIDGE WELLS STATION 1.1 MILES | GATWICK AIRPORT 24.3 MILES | THE PANTILES 1.1 MILES

20 BOUNDARY ROAD, TUNBRIDGE WELLS, KENT, TN2 5BH

A spacious and light three-bedroom semi-detached family home with a detached garage/workshop and a large private garden in a sought-after residential location in the popular town of Tunbridge Wells with potential to extend (STPP).

ASKING PRICE £575,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this well-presented and extended three-bedroom semi-detached family home with a detached garage/workshop and a large private garden located in the sought after Hawkenbury area of the popular town of Tunbridge Wells just a short walk to the Pantiles shopping area and railway station.

The property, which is set over two floors and has 1,114 sq. ft. of internal living space and an additional 302 sq. ft. garage/workshop, offers bright and spacious living accommodation and consists of, on the ground floor, an open plan kitchen/dining room, entrance hall, a cloakroom and sitting room. On the first floor you find three bedrooms and a family bathroom.

The open-plan kitchen/dining room is a wonderful family space with two skylights over-head allowing for an abundance of natural light to fill the room, bespoke wall and floor cabinets, a range cooker and ample worktop space. There are also doors leading directly to the rear garden.



OUTSIDE

The property sits on a large plot with potential to extend the property further (STPP) as needs require. There is a large private driveway to the front which also gives direct access to the garage/workshop.

To the rear you find a well-proportioned low-maintenance garden mainly laid to lawn with a large, paved patio area – ideal for entertaining outdoors in the warmer months.

- Double glazed
- Off-street parking
- Garage/workshop
- Potential to extend (STPP)
- Well-presented
- Three bedrooms





FLOORPLANS

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

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Approximate Area = 1114 sq ft / 103.5 sq m

Garage = 302 sq ft / 28 sq m

Total = 1416 sq ft / 131.5 sq m

For identification only - Not to scale





VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///BASIN.STATE.EATEN

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas Mains

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** D (68)

COVENANTS: Covenants Relate to this property please contact the office for more information

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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