



# 125

— YEARS OF —

**Lambert  
& Foster**



**39 MARYLAND ROAD**  
TUNBRIDGE WELLS, KENT, TN2 5HE



**Lambert  
& Foster**

THE PANTILES 1.3 MILES | TUNBRIDGE WELLS STATION 1.4 MILES | GATWICK AIRPORT 25 MILES

### 39 MARYLAND ROAD, TUNBRIDGE WELLS, KENT, TN2 5HE

A three-bedroom semi-detached family home with off-street parking for numerous cars and a detached garage in a quiet residential street near St. Peter's Primary School in the popular town of Royal Tunbridge Wells. The property also benefits from full planning permission for a wrap-around extension.

ASKING PRICE £565,000 FREEHOLD



#### DESCRIPTION

Lambert & Foster are delighted to bring to the market this three-bedroom semi-detached family home with off-street parking for numerous cars and a detached garage in a quiet residential street near St. Peter's Primary School in the popular town of Royal Tunbridge Wells. The property also benefits from full planning permission for a wrap-around extension with a two-storey extension to the rear Ref. No: 24/02140/FULL.

The property, which has a new combi-boiler and an excellent C rated EPC, has 879 sq. ft of internal living space including on the ground floor a kitchen, dining room, living room and central hallway. On the first floor you find three bedrooms and a family shower room. The current owners have added two Velux windows, electricity, insulation and boarding to the large loft which makes for an excellent storage area.

Entering the property through the front door you arrive in a central hallway with a living room to your left. The living room is a well-proportioned space with an open fireplace and doors leading into the dining room at the rear of the property. The dining room has sliding doors leading directly to the garden and another door takes you into the kitchen. The dual aspect kitchen has ample worktop space, integrated appliances including wall mounted oven and microwave and a door going leading directly out to the garden.

Taking the stairs in the hallway to the first floor you find three bedrooms, two with built in wardrobes, and a modern family shower room. A pull-down ladder takes you to the loft.



## DESCRIPTION CONTINUED

Outside, the current owners have landscaped the rear garden to provide a large flat area mainly laid to mawn. There is also a patio area for alfresco dining and a detached garage. To the front is lawn garden and off-street parking and access to the garage.

The property is wonderfully located in a popular residential street within walking distance of the popular St. Peter's Primary School, Dunorlan Park and a local shop.

- Three bedrooms
- Full planning permission to extend
- Garage
- Ample off-street parking
- Front and rear gardens
- Loft





## FLOORPLANS

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



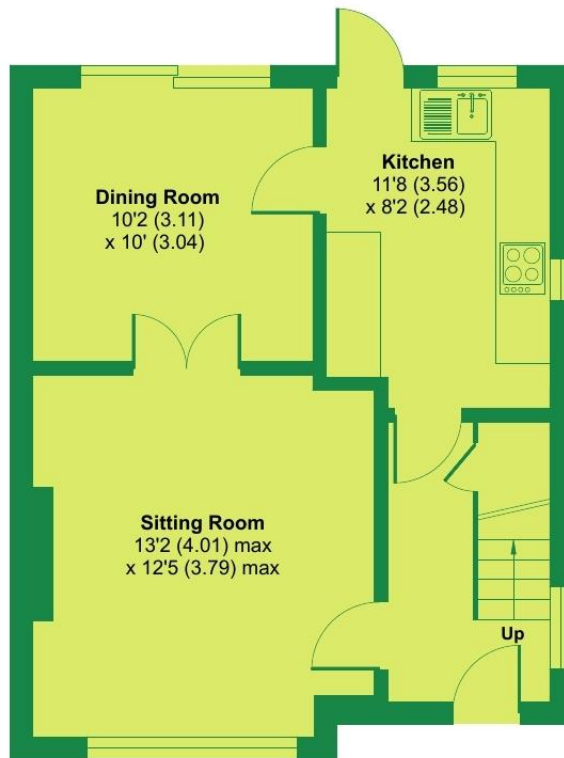
### 39 Maryland Road, Tunbridge Wells, TN2 5HE

Approximate Area = 879 sq ft / 81.6 sq m

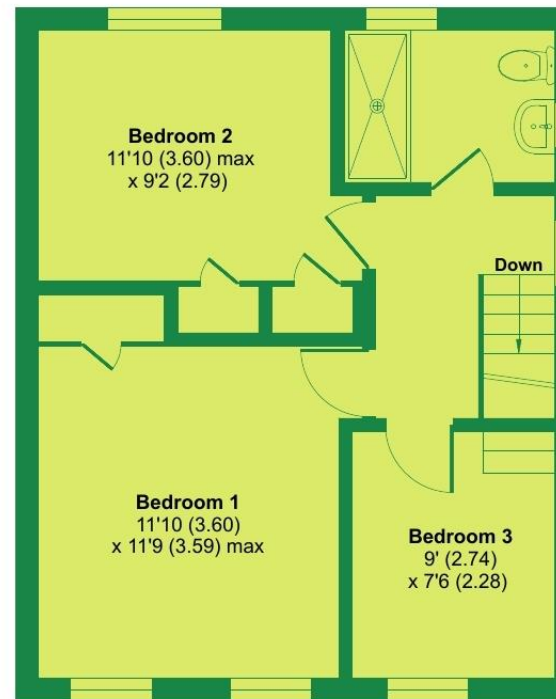
Garage = 140 sq ft / 13 sq m

Total = 1019 sq ft / 94.6 sq m

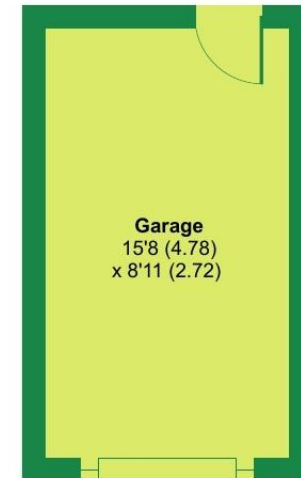
For identification only - Not to scale



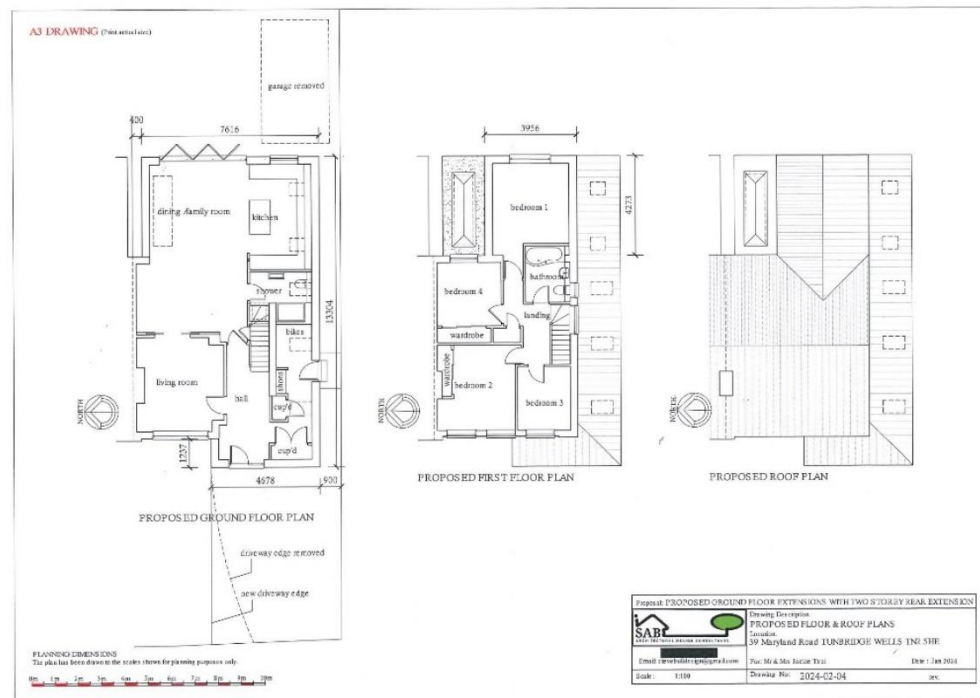
GROUND FLOOR



FIRST FLOOR



## PROPOSED EXTENSION PLANS



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

**WHAT3WORDS:** ///VOICES.EVENLY.JUST

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity:** Mains

**Water:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

**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](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** D **EPC:** C (74)

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations with 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.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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