



NELSON ROAD  
TUNBRIDGE WELLS - GUIDE PRICE £650,000 - £675,000





# 42 Nelson Road

Tunbridge Wells, TN2 5AN

**Entrance Porch - Entrance Hall - Sitting Room With Feature Fireplace - Dining Room With Doors To Garden - Kitchen - Shower Room - Part Galleried First Floor Landing - Three Bedrooms - Bathroom - Integral Garage - Driveway With Parking For 2/3 Vehicles - Side Conservatory - Rear Garden With Summerhouse**

Nestled amidst a picturesque street lined with elegant Victorian homes, this distinctive and generously proportioned detached family residence offers a rare opportunity to own a truly unique property in a highly sought-after location. Beautifully presented throughout, this home offers the perfect balance between immediate comfort and future potential, with scope for further extension or modernisation, subject to the necessary permissions.

Upon entering the property, you are welcomed by a practical entrance porch, ideal for coats, boots and everyday essentials, which leads into a spacious and inviting hallway. This central space sets the tone for the home - bright, warm, and full of character - with a staircase rising to the first floor. The front-facing sitting room is a particularly charming space, boasting rich hardwood flooring, an attractive feature fireplace, and ample room for a range of seating arrangements, making it the ideal spot for both relaxation and entertaining.

To the rear of the home, the dining room enjoys a tranquil aspect over the garden and is flooded with natural light thanks to large sliding doors that open directly onto the patio. This connection between indoor and outdoor living adds to the property's appeal, especially during the warmer months. Adjacent to the dining room, the kitchen is fully equipped with a comprehensive range of fitted cabinetry and space for all the necessary appliances, providing a functional layout that can easily be adapted or upgraded to suit personal taste.

Also on the ground floor, the recently refitted shower room is a standout feature, offering a modern, spa-like experience with a sleek walk-in shower, waterfall head, contemporary basin, and WC. The thoughtful design and quality finish make this space both stylish and practical.

Upstairs, the home continues to impress with three well-proportioned double bedrooms, each offering generous proportions and excellent storage solutions, including access to useful eaves space. The bedrooms are served by a large family bathroom which provides further potential for modernisation but is already well-sized to accommodate the needs of a busy household.





Externally, the property benefits from a private driveway with space for at least two vehicles, in addition to a single garage. To the rear, the garden is a true highlight-mainly laid to lawn with a range of features including a children's play area, a charming summerhouse, and a generous patio ideal for al fresco dining. An externally accessed conservatory, previously used as a dog grooming parlour, offers exciting possibilities for conversion-whether as a home office, creative studio or another small business venture.

Being sold with no onward chain, this exceptional home offers a fantastic opportunity for buyers seeking space, flexibility, and a wonderful location. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

**ENTRANCE PORCH:**

Double glazed porch with sliding door to glazed entrance door with frosted side window leading to:

**ENTRANCE HALL:**

Stairs to first floor, original wooden flooring, radiator, large space under stairs for coats/shoes.

**SITTING ROOM:**

Double glazed window to front, wooden flooring, radiator. Feature fireplace with electric fire.

**DINING ROOM:**

Double glazed sliding doors to garden, wooden flooring, radiator.

**KITCHEN:**

Fitted with wall and floor cabinets with contrasting work surface and riser. Sink with mixer tap and drainer. Halogen hob with extractor hood and stainless steel splashback, double eye-level oven and integrated microwave. Space and plumbing for washing machine, tumble dryer, dishwasher and fridge/freezer. Tiled flooring. Double glazed window to rear and double glazed door to garden.

**SHOWER ROOM:**

Recently re-fitted with walk-in shower with tiled walls, WC, wash hand basin inset to vanity unit, tiled flooring, extractor. Frosted double glazed window to rear.

**FIRST FLOOR LANDING:**

Part galleried, large airing cupboard, radiator.

**BEDROOM:**

Double glazed window to front, radiator.

**BATHROOM:**

Spa bath with electric shower over and glass screen, wash hand basin set into vanity unit with cupboards below, WC, tiled walls, heated towel rail, extractor. Frosted double glazed window to rear.

**BEDROOM:**

Double glazed window to rear, large eaves storage, radiator.

**BEDROOM:**

Double glazed window to front, radiator.





#### OUTSIDE FRONT:

Integral garage with up and over door, housing boiler and consumer unit. Driveway parking for 2/3 vehicles. Mature shrubs.

#### CONSERVATORY:

Set onto side with doors to front and rear with power, light and running water (previously used for dog grooming).

#### OUTSIDE REAR:

Mainly laid to lawn, patio, Summerhouse, integrated sand pit, greenhouse. Outside tap, side access. Flower beds and border with mature trees and shrubs.

#### SITUATION:

Hawkenbury itself is a popular residential area on the south easterly side of Tunbridge Wells with good access both to its own private recreation ground as well as the highly regarded Dunorlan Park. There is ready access to the town centre, as indeed there is access to good areas of Wealden countryside to the south of Tunbridge Wells. The property enjoys an excellent mix of social, retail and educational facilities and is approximately 0.5 of a mile from both St. Peters Church of England Primary School and Claremont Primary School. There are multiple retailers at the Royal Victoria Centre and Calverley Road precinct, as well as the North Farm estate and host of independent retailers, restaurants and bars along Mount Pleasant, the old High Street, Chapel Place and the Pantiles. The town enjoys two theatres, a number of sports clubs and has a good number of highly regarded schools at primary, secondary, grammar and independent levels.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

#### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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House Approx. Gross Internal Area  
1231 sq. ft / 114.4 sq. m

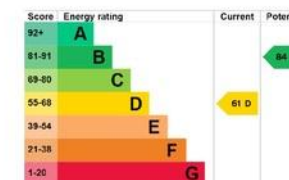
Approx. Gross Internal Area  
(Incl. Garage, Storage)  
1461 sq. ft / 135.7 sq. m



First Floor



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.