



**4 Golden Leaves**  
Tunbridge Wells Kent

A well-presented home situated in a secluded small development set back from the road with parking and good-sized private garden within a short walk of the local amenities and mainline station.

## Guide price £295,000 Freehold

### Situation:

The property is situated in the convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

### Description:

This well-presented home offers well-proportioned accommodation and is light and airy throughout. The property also benefits from an EPC rating of 'C'.

The home is arranged over two floors and includes, on the ground floor; a well-proportioned kitchen with a range of wall and base units, complementary work surfaces, oven, 4 ring hob with stainless steel extractor, stainless steel sink with mixer tap over, and plumbing for a dishwasher; and a good-sized living room with attractive laminate flooring and French doors providing access to the private garden.

On the first floor is a noticeably spacious landing with adjacent cupboard housing a Worcester Bosch boiler, areas of fitted shelving providing additional useful storage, and plumbing for a washing machine; a spacious double bedroom providing views of the garden, and plenty of room for a double bed and assorted bedroom furniture; and a bathroom with space offset bath with shower over, pedestal wash basin with mixer tap over, low level w/c, stainless steel heated towel rail, and attractive wall and floor tiling.

The property is set well back from the road and has an allocated parking space to the front, and to the rear is a secluded and good-sized tiered garden mainly laid to lawn with areas of raised plant beds, and a patio area ideal for outdoor entertaining.

**Services:** Mains water and electricity. Gas-fired central heating.

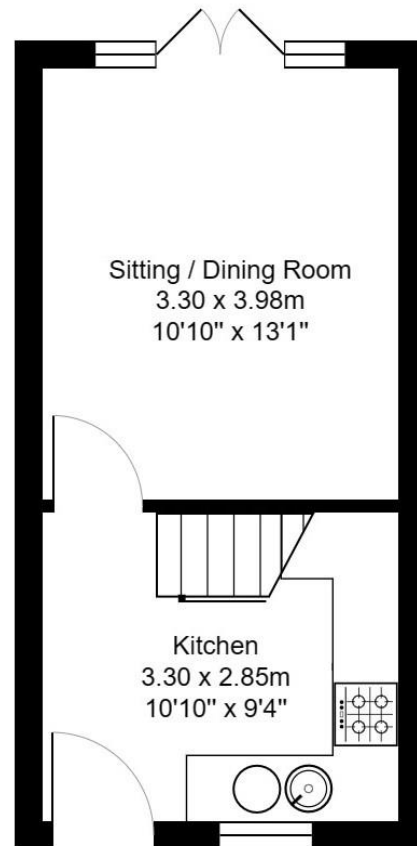
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council tax band:** C

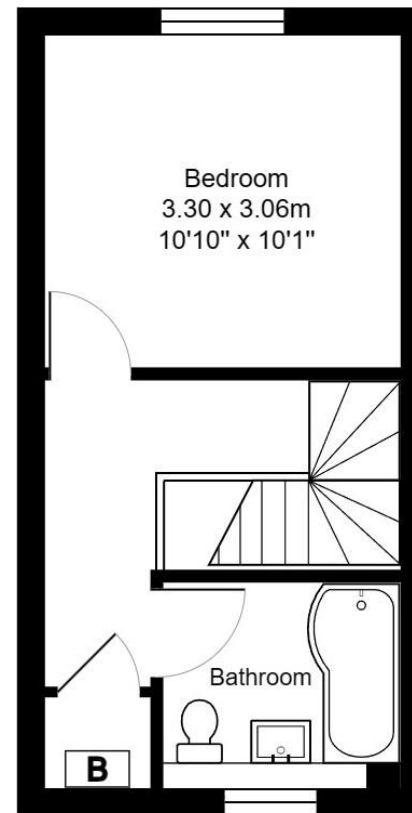
**Current EPC Rating:** C

**Property address:** Postcode TN2 3TQ





Ground Floor  
Area: 22.9 m<sup>2</sup> ... 247 ft<sup>2</sup>



First Floor  
Area: 22.9 m<sup>2</sup> ... 247 ft<sup>2</sup>

**Total Area: 45.9 m<sup>2</sup> ... 494 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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