



21 Kirkdale Road
Tunbridge Wells, Kent

A well-presented home providing versatile accommodation over three floors, private garden with westerly aspect, and situated in a central yet quiet location within a short walk of the town centre and station.

Guide price £390,000 Freehold

Situation:

The property is situated in a convenient and sought after area of Tunbridge Wells, in a central, yet quiet and tucked away location within a short walk of the town centre and station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are also 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:

A most attractive and well-presented home situated in a desirable and quiet location and yet within easy reach of the town centre and mainline station.

The home is arranged over three floors and includes, on the entry level; an entrance hall with attractive wood flooring; a bedroom (currently utilised as a home office) with delightful period fireplace with patterned tile surround as its focal point; and a large bathroom with underfloor heating featuring space offset bath with both rain and separate shower attachment, wash basin with mixer tap over, low level w/c, stainless steel heated towel rail, and period wrought iron fireplace.

On the ground floor is a good-sized kitchen/breakfast room with ample space for a table and chairs, a wide range of gloss wall and base units, complementary work surfaces, attractive wooden flooring, one and a half bowl sink with mixer tap over, and integrated appliances including an oven, 4 ring hob with stainless steel extractor and splashback, dishwasher, microwave, and washer/dryer. Also on the ground level is a well-proportioned living room with quality wood flooring, adjacent understairs storage cupboard, a door providing access to the garden as well as a window providing garden views, with a wood burner being the focal point of the room. On the top floor are two further good-sized double bedrooms both with feature period fireplaces in addition to over stairs fitted cupboards.

To the front of the property is a good-sized low maintenance front garden boarded by attractive fencing and gate, and to the rear a private garden ideal for outdoor entertaining benefiting from a westerly aspect which is mainly laid to decking with integral fitted lighting and bordered by mature plants and shrubs.

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

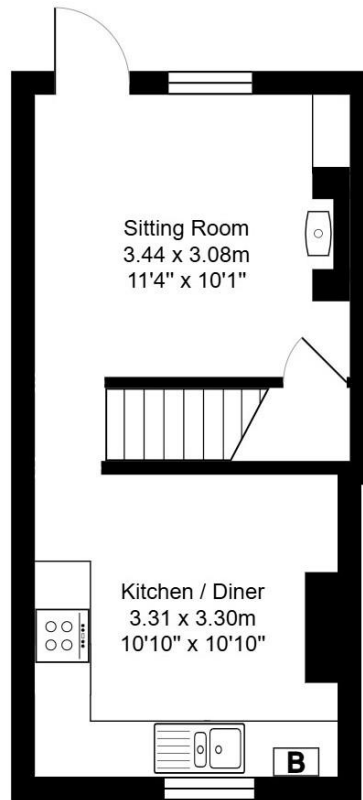
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band B

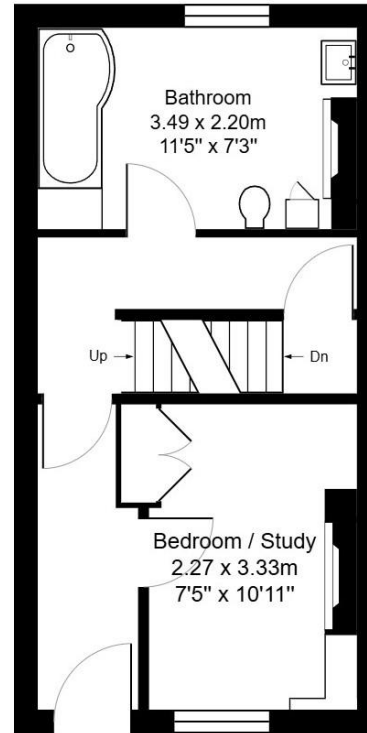
Current EPC Rating: D

Property address: Kirkdale Road, Tunbridge Wells, Kent TN1 2SB

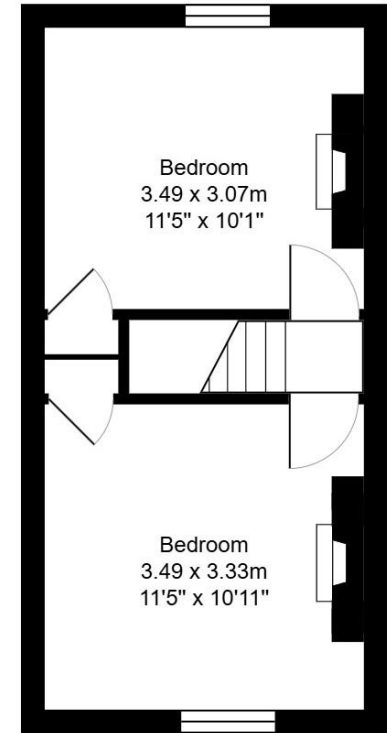




Lower Ground Floor
Area: 25.2 m² ... 271 ft²



Upper Ground Floor
Area: 26.0 m² ... 280 ft²



First Floor
Area: 26.0 m² ... 280 ft²

Total Area: 77.1 m² ... 830 ft²

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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