



### **3 Bedroom Terraced House with Garden and Driveway Parking**

This three bedroom terraced house sits in a quiet road, a short walk from popular primary and grammar schools. There is an open plan living-kitchen with bi-fold doors that open onto the garden. The modern kitchen is well equipped with dishwasher, fridge freezer, washing machine and dryer. There is a sitting room, study and downstairs cloakroom WC. Upstairs there are three bedrooms all with fitted wardrobes, and a family bathroom. The property has an enclosed rear garden and driveway parking for two cars. Double glazing throughout, gas central heating, EPC band D. Council tax band C. Available for long term let. Viewing highly recommended.





### **Bedroom 2** 11' 8" x 8' 3" (3.56m x 2.52m)

The second bedroom has a fitted wardrobe, a radiator with thermostatic valve and a double glazed window that overlooks the front of the property.

### **Family Bathroom**

The family bathroom has a full length bath with shower over. There is a wall mounted basin with storage underneath, WC and heated towel rail. The room has a double glazed window and a mirror.

### **Bedroom 3** 10' 4" x 8' 2" (3.14m x 2.48m)

The third bedroom has a fitted wardrobe, a radiator with thermostatic valve and a double glazed window that overlooks the front of the property.

### **Rear Garden**

Bi-fold doors at the back of the property open onto a raised patio area. Steps lead down to the garden which is mainly laid to lawn with mature borders and fruit trees. There is a shed and a back gate that leads to a communal playing field.

### **Driveway Parking**

There is driveway parking at the front of the property for two vehicles.

### **Location**

Montgomery Road is a quiet road, close to the popular St John's C of E Primary School with its 'Good' Ofsted rating (Nov'17). The High Brooms convenience store is a 5 minute walk away. Southborough High Street is 15 minutes on foot. Three grammar schools are also within walking distance. High Brooms mainline station is a 10 minute walk.

### **EPC & Council Tax**

Energy Performance Certificate band D. Tunbridge Wells council tax band C, £2166.72 for 2026-27.

## **ACCOMMODATION**

### **Kitchen-Living Room** 22' 3" x 17' 9" (6.78m x 5.4m)

The open plan kitchen-living room is a bright and airy space with plenty of room for entertaining. The room has underfloor heating and Bi-fold doors lead to a raised patio area at the rear of the property and the garden beyond.

### **Modern Kitchen**

The modern kitchen has a dishwasher, and four ring induction hob. There is a sink with mixer tap, fan oven, integrated microwave oven and fridge freezer. A good range of wall and base kitchen cupboards, including an island unit provide plenty of storage. Utility cupboards to one side of the room house a washing machine, dryer and utility sink.

### **Sitting Room** 12' 6" x 10' 0" (3.82m x 3.06m)

The sitting room has a double glazed window that overlooks the front of the property and a radiator with thermostatic valve.

### **Study** 9' 2" x 6' 3" (2.8m x 1.9m)

The study has fitted shelving, a vertical radiator, and is wired into the house network.

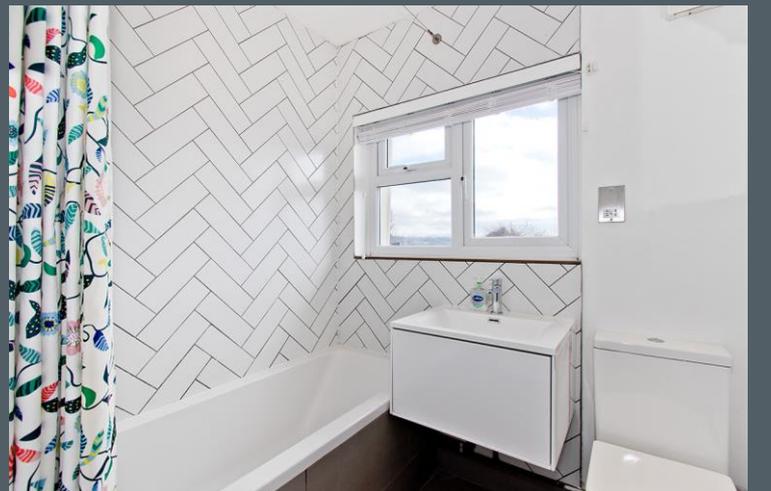
### **Downstairs Cloakroom WC**

The downstairs cloakroom WC has a wall mounted hand basin, mirror, radiator and WC.

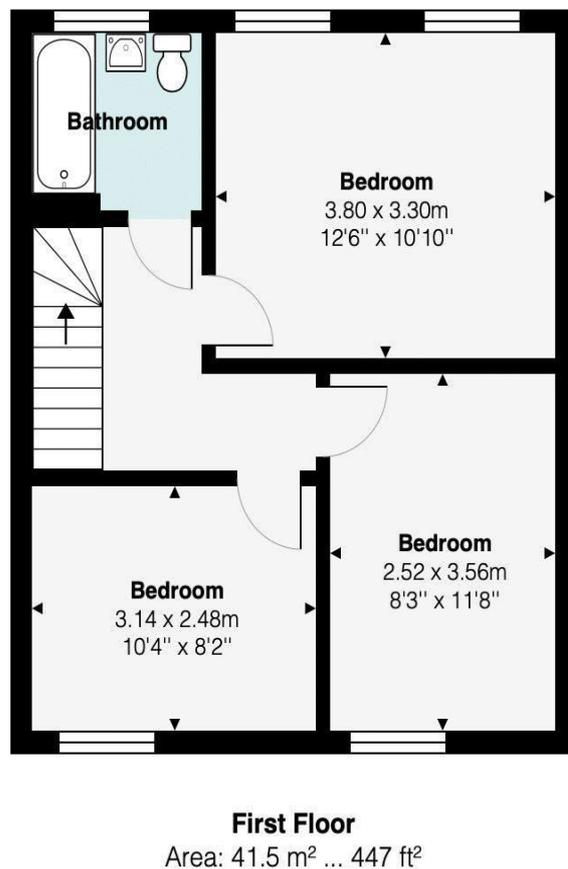
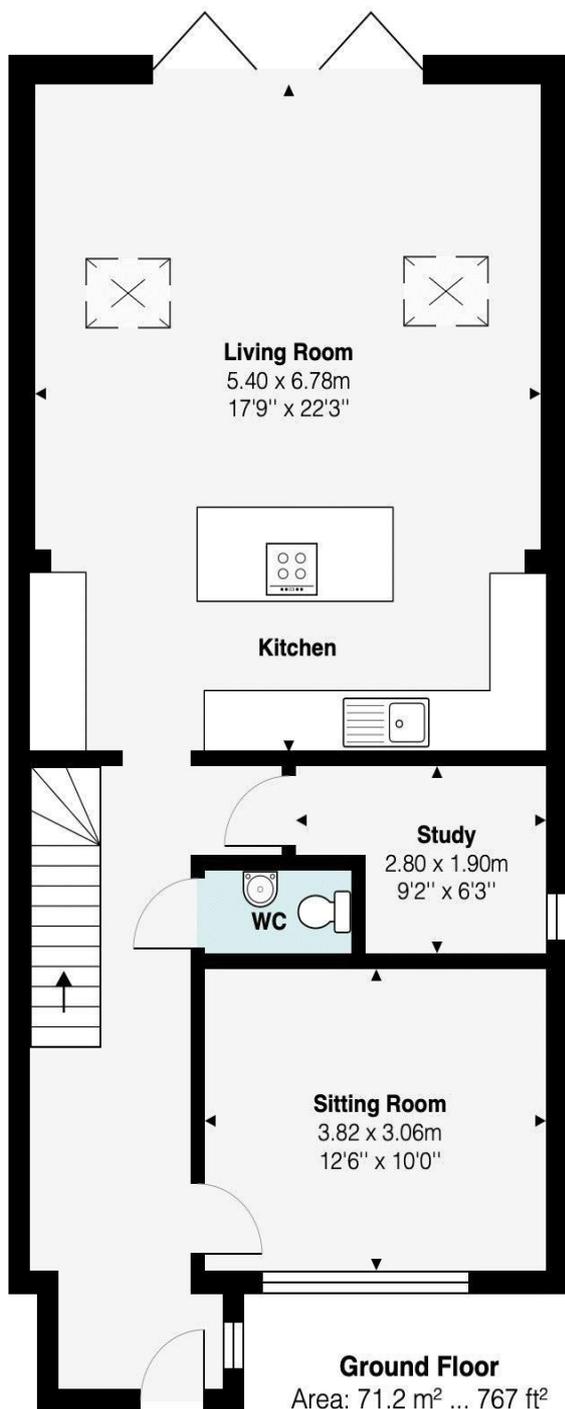
### **Master Bedroom** 12' 6" x 10' 10" (3.8m x 3.3m)

The master bedroom has two double glazed windows that overlook the back garden, two radiators with thermostatic valves and a fitted wardrobe.





# FLOOR PLAN



**Montgomery Road, Royal Tunbridge Wells, TN4 9EP**

Total Area: 112.7 m<sup>2</sup> ... 1213 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



# Bardens

---

Bardens Estates Limited  
85 High Street, Tunbridge Wells, Kent, TN1 1XP  
T: 01892 527317 E: [sales@bardensestates.co.uk](mailto:sales@bardensestates.co.uk)  
[www.bardensestates.co.uk](http://www.bardensestates.co.uk)