



41 Newcomen Rd
Tunbridge Wells, Kent

A charming period home providing spacious accommodation over three floors, with good-size rear garden, situated in a much sought after residential road in the desirable St Johns area of Tunbridge Wells.

Guide price £475,000 Freehold

Situation:

The property is situated in an enviable position in a much sought-after residential road and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within walking distance and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

A charming and well-presented family home benefiting from delightful period features, offering versatile accommodation which is spacious and light throughout. The property also benefits from an EPC rating of 'C'.

The accommodation is arranged over three floors and includes a well-proportioned sitting room featuring an attractive feature wrought iron fireplace and replacement double glazed sash window to the front; an inner hallway providing access to a bedroom and stairs descending to the lower level; and additional hallway with stairs providing access to the upper floors with adjacent bathroom.

On the lower floor is a good-sized family room featuring an attractive period wrought iron fireplace, fitted cupboards adjacent to both sides of the chimney breast, and delightful replacement sash window to the front. Also in this floor is a well-proportioned kitchen/breakfast room with door providing access to the rear garden, sash replacement window, a wide range of Shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, stainless steel sink, recessed range oven with tile splashback, and fitted appliances including Fridge/freezer, dishwasher, and washing machine.

On the top floor are two further bedrooms, both with sash replacement windows, with the room to the rear benefiting from an ensuite w/c with wash basin.

The front of the property is bordered by a wrought iron fence and gate, and to the rear a good-sized garden mainly laid to lawn bordered by mature plants and shrubs, patio ideal for outdoor entertaining, and brick storage shed.

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

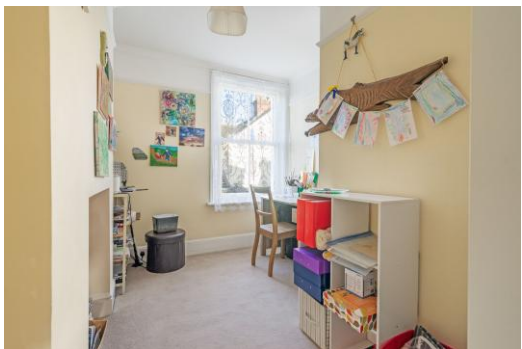
Local Authority: Tunbridge Wells Borough Council (01892) 526121

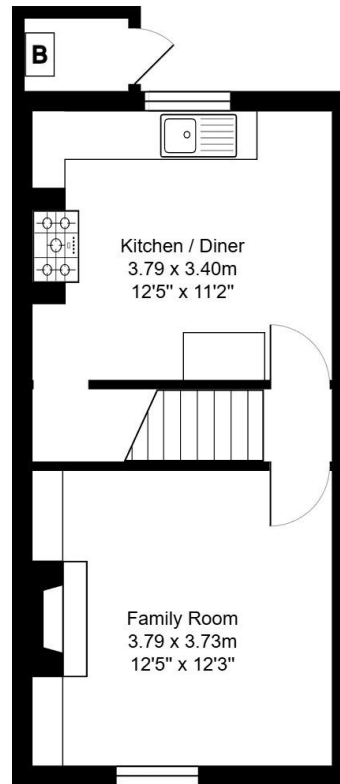
Council tax band: C

Current EPC Rating: C

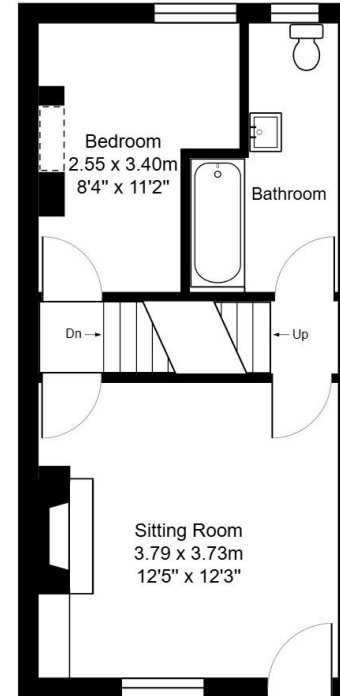
Directions: The postcode of the property is TN4 9PA

Viewing: Strictly by appointment through Green Lizard (01892 619888)

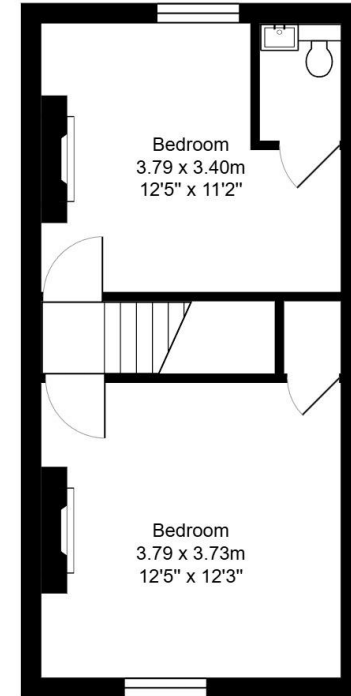




Lower Ground Floor
Area: 33.0 m² ... 355 ft²



Ground Floor
Area: 31.4 m² ... 338 ft²



First Floor
Area: 31.4 m² ... 338 f

Total Area: 95.9 m² ... 1032 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.



01892 619888 www.greenlizardhomes.co.uk

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: info@greenlizardhomes.co.uk