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3 Polesden Road
Tunbridge Wells, Kent

CHAIN FREE A beautifully presented and spacious home with the potential to enlarge still further if required (STC), benefiting from a west facing private garden, parking, situated on a sought after and quiet private road within easy reach of the town centre and station.

Guide Price £475,000-£495,000 Freehold

Situation:

The property is situated in the convenient and popular Hawkenbury area of Tunbridge Wells, which is much sought after for its proximity to the town centre and station (under a mile via Camden Park), as well as the highly regarded St Peters Primary School.

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:

A most attractive and beautifully presented family home providing spacious accommodation throughout creating an incredibly desirable period property which has the considerable benefit of being located on a quiet private road with parking.

The home is arranged over three floors and includes, on the ground floor; an entrance hall with attractive wood flooring; a noticeably spacious open plan dual aspect living/dining room extending to over 27ft (8.37m) with wood flooring throughout, two fireplaces with one housing a wood burner, and useful adjacent understairs storage cupboard; a well-proportioned and extended kitchen/breakfast room with vaulted glass roof providing a good deal of natural light, and featuring a wide range of gloss wall and base units, complementary work surfaces, attractive gloss tile splashbacks, stainless steel sink with mixer tap over, and appliances including a 4 ring stainless steel hob with stainless steel splashback, Indesit oven, full size fridge/freezer, and dishwasher.

On the first floor there is a spacious landing and two good-sized double bedrooms in addition to a large bathroom featuring a roll top bath, separate large walk-in shower with both rain and separate shower attachment, low level w/c, wash basin with mixer tap over, and stainless-steel heated towel rail. Adjacent to the bathroom is an airing cupboard housing a Worcester Bosch boiler and plumbing for a washing machine.

On the top floor is another spacious double bedroom with a large Velux window providing a good deal of natural light and two areas of eaves storage.

To the rear is a good-sized private garden with a westerly aspect laid mainly to artificial lawn, with a patio area ideal for outdoor entertaining, a log store, and shed. The property also benefits from permit parking on the private road for residents and guests.

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

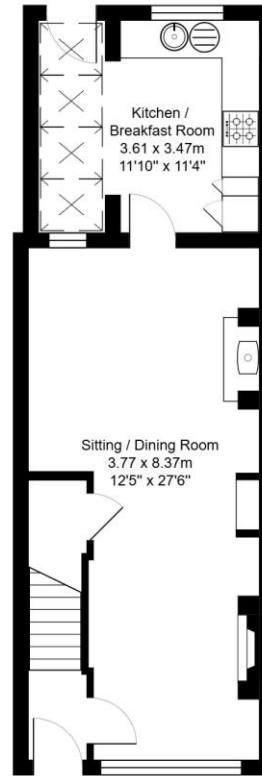
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band C

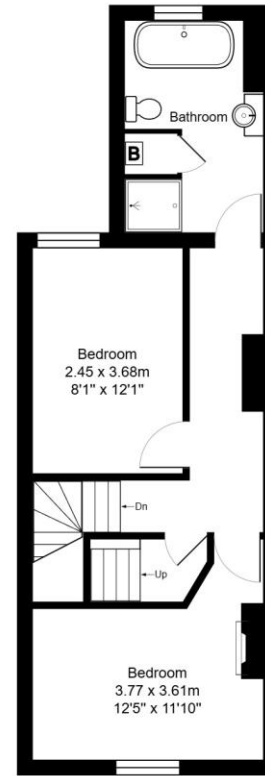
Current EPC Rating: D

Property address: Postcode TN2 5AX

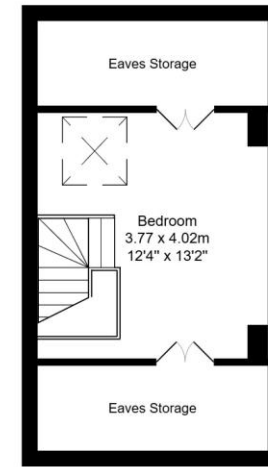




Ground Floor
Area: 44.9 m² ... 483 ft²



First Floor
Area: 40.0 m² ... 431 ft²



Second Floor
Area: 26.5 m² ... 286 ft²

Total Area: 111.4 m² ... 1199 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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