



14B

14b Linden Gardens
Tunbridge Wells, Kent



A beautifully presented home, having been tastefully improved and updated by the current owner, benefiting from a secluded rear garden, parking, and situated in a quiet and secluded private road within walking distance of The Pantiles, Tunbridge Wells town centre and the Mainline Station.

Guide price £545,000 Freehold

Situation:

Linden Gardens is a quiet and private road on the favoured south side of town within walking distance of the historic Pantiles with its restaurants and cafes and within walking distance of Tunbridge Wells station and schools. The town is renowned for its comprehensive range of facilities and amenities, including the Royal Victoria Place shopping centre, cinema complex and theatres. For the commuter, Tunbridge Wells station serves London Bridge, Charing Cross and Cannon Street in under an hour.

Description:

The property is an attractive and beautifully presented home, having been tastefully updated by the current owner to a noticeably high standard.

Arranged over two floors, the accommodation comprises, on the ground floor; an entrance porch; an entrance hall with attractive Parquet flooring extending throughout the kitchen, living room, and conservatory; a downstairs w/c with tile flooring; a well-proportioned kitchen/breakfast room with a wide range of contemporary shaker style wall and base units, complementary wood work surfaces, attractive gloss tile splashbacks, porcelain sink and drainer, and integrated appliances including Bosch oven and Hob, Bosch washer/dryer, and fridge/freezer; a spacious living room (extending to almost 17ft), featuring adjacent understairs storage cupboard; and a delightful and well-proportioned conservatory providing access to and views of the secluded landscaped garden.

On the first floor is a good-sized landing with adjacent storage cupboard, two large double bedrooms with the noticeably spacious principal bedroom benefiting from twin sash windows providing a good deal of light, and an ensuite bathroom with large walk-in shower, heated towel rail, the room being complimented by gloss wall tiling. Also located on this floor is a good-sized family bathroom featuring bath with shower attachment, attractive gloss wall tiling, and chrome heated towel rail. There is also a large loft providing ample storage.

There is parking to the front of the property as well as well-maintained areas of lawn, and to the rear a private and secluded low maintenance garden which is ideal for entertaining featuring attractive mature trees and shrubs.

Services: Mains water, gas and electricity.

Local Authority: Tunbridge Wells Borough Council

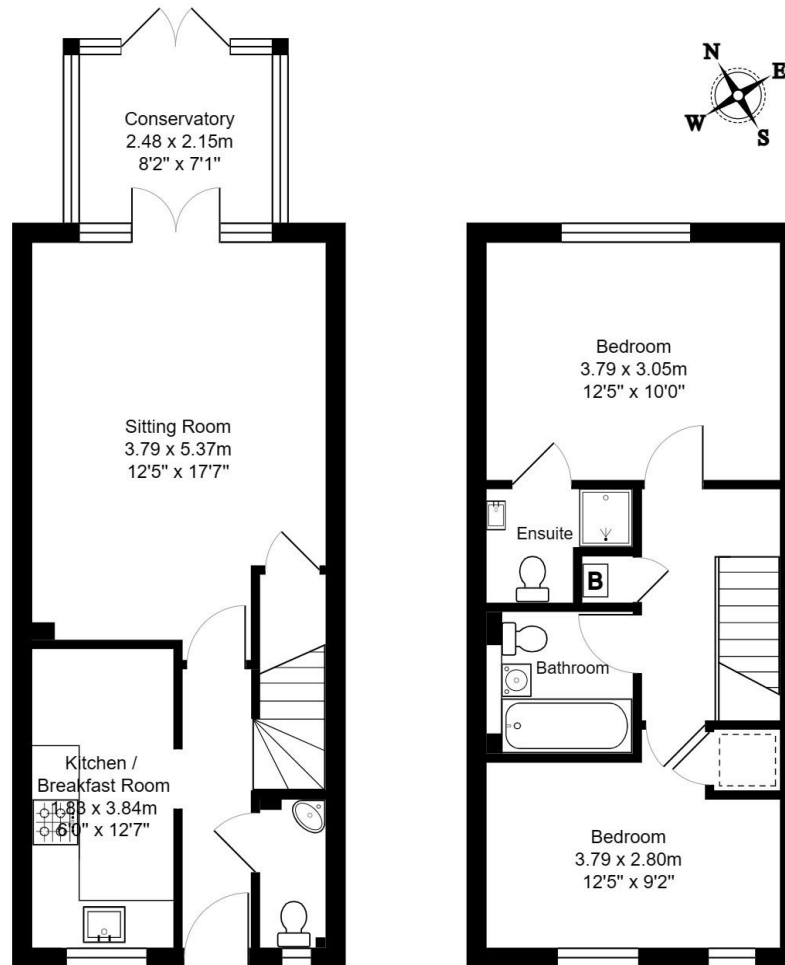
Council tax band: D

Current EPC Rating: C

Property address: TN2 5QT

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 40.4 m² ... 435 ft²

First Floor
Area: 34.4 m² ... 370 ft²

Total Area: 74.8 m² ... 805 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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