

83 Harries Road

Tunbridge Wells Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

A well-presented and extended home with driveway, garage,100ft secluded rear garden, and within easy reach of the town centre and mainline station. EPC rated 'C'

Guide price £435,000 Freehold







Situation:

The property is situated in the convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre.

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:

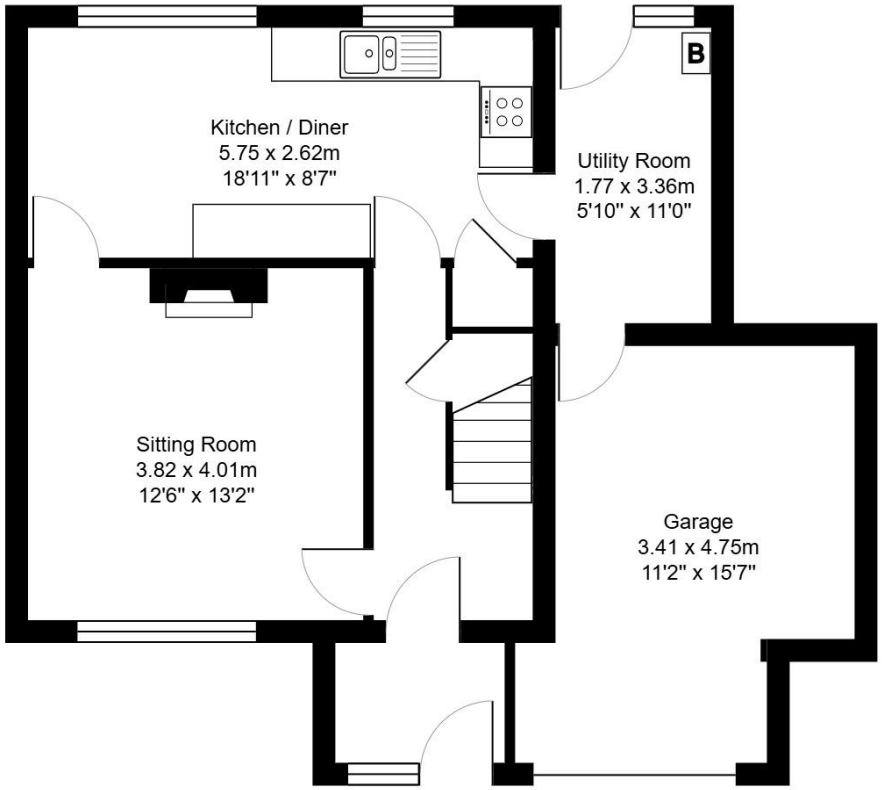
This well-presented home offers well-proportioned accommodation and is light and airy throughout. The property also benefits from an impressive EPC rating of 'C'.

The home is arranged over two floors and includes, on the ground floor; an entrance porch with tile flooring and hanging hooks for coats; a spacious entrance hall with adjacent understairs storage; a well-proportioned living room with three double glazed windows providing a good deal of natural light; a spacious open plan kitchen/breakfast room (extending to almost 19ft – 5.75m) with adjacent pantry and garden views and featuring a wide range of Shaker style wall and base units, complementary work surfaces, attractive patterned gloss tile splashbacks, 1 ½ bowl sink and drainer with mixer tap over, AEG oven, and 4 ring hob with stainless steel extractor; and a large utility room with door providing access to the garden and another internal door providing access to the good-sized garage.

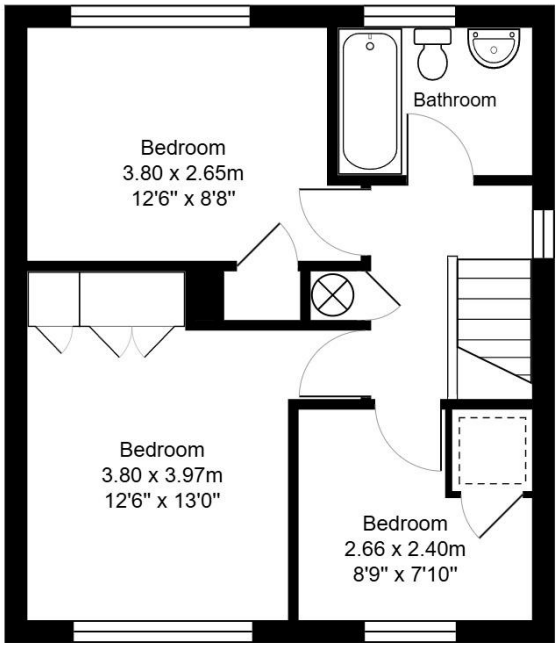
On the first floor is a landing with adjacent airing cupboard, three bedrooms all with fitted wardrobes or cupboards, and a family bathroom featuring a bath with shower over, low level w/c, pedestal wash basin with mixer tap over, heated towel rail, and attractive gloss wall tiling.

To the front of the property is a brick driveway and garden laid to lawn which is bordered by a low-lying brick wall, and to the rear is a large, secluded garden extending to around 100ft which is mainly laid to lawn bordered by mature plants and shrubs, a patio ideal for outdoor entertaining, and a shed.

Services: Mains water and electricity. Gas-fired central heating.
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Council tax band: D (£2437.55pa)
Current EPC Rating: C
Property address: Postcode TN2 3TP



Ground Floor
Area: 65.9 m² ... 709 ft²



First Floor
Area: 38.8 m² ... 418 ft²

Total Area: 104.7 m² ... 1127 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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