



31B Tunnel Road
Tunbridge Wells, Kent



A well presented and spacious home with 2 bedrooms + additional loft room, parking for 2 cars, situated in a quiet yet central location within a short walk of the town centre and station.

Guide price £325,000 - £350,000 Freehold

Situation:

The property is situated in a convenient and sought after location within a short walk of the town centre and mainline station. The town is renowned for its excellent shopping facilities and amenities including cinema complex, theatres, the historic Pantiles, Tunbridge Wells common and Dunorlan and Calverley Parks. Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour and the A21 is also within easy reach of the property and links with the M25. There are also a number of well-regarded schools in the area, including grammar schools for both girls and boys.

Description:

This well presented and spacious home provides versatile accommodation throughout and is situated in a quiet yet central location with the considerable benefit of having parking for two cars.

The accommodation is presented over two floors with attractive wood effect flooring throughout the ground floor, and includes; an entrance hall with hanging hooks for coats and adjacent downstairs w/c; a spacious living room; and a well-proportioned kitchen featuring a wide range of Shaker style wall and base units, complementary work surfaces, attractive patterned tile splashbacks, a sink and drainer with mixer tap over, an oven, 4 ring hob with Bosch extractor, Samsung washing machine, full size fridge and freezer, and dishwasher.

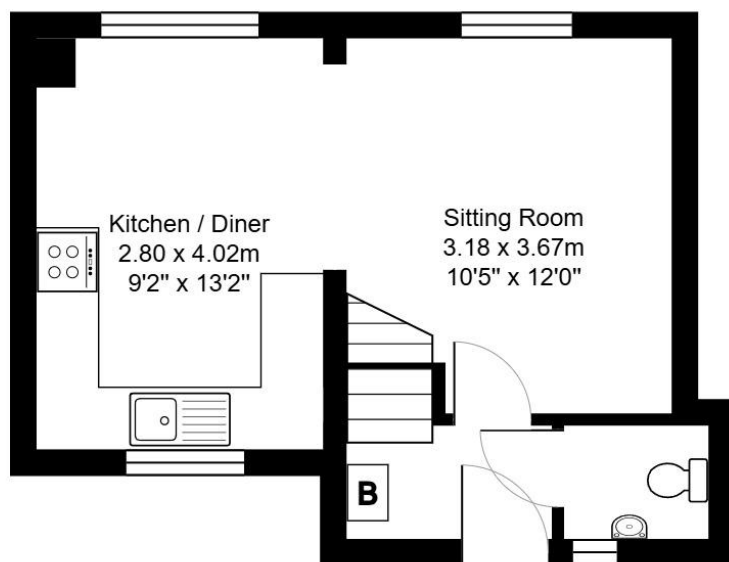
On the first floor is a spacious landing and two double bedrooms with the spacious principal bedroom benefiting from being dual aspect providing a good deal of natural light, and a contemporary bathroom featuring a bath with both rain and separate shower attachment, low level w/c, wash basin with mixer tap over and storage beneath, heated mirrored medicine cabinet, heated towel rail, and attractive wall tiling. The property also has an additional loft room providing useful additional space.

Services: Mains water, gas, and electricity
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Current council tax band: C

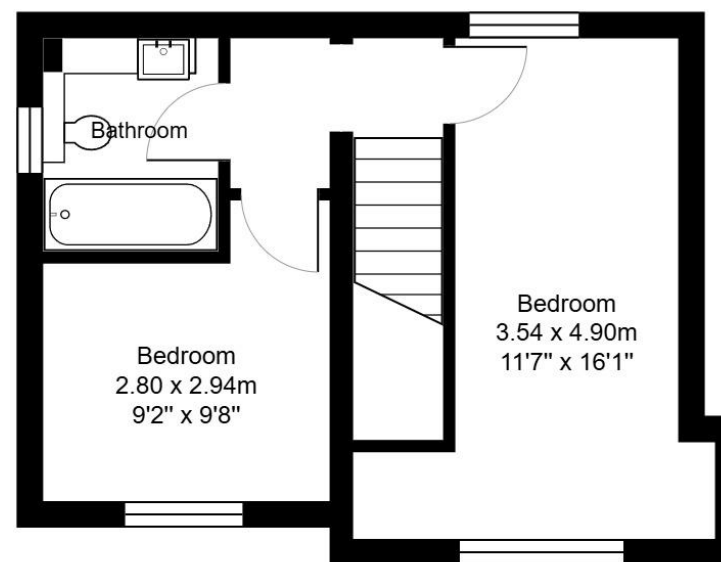
Current EPC rating: C
Postcode: TN1 2BT

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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: 28.2 m² ... 303 ft²



First Floor
Area: 29.6 m² ... 319 ft²

Total Area: 57.8 m² ... 622 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



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