



**39 Nelson Road**  
Tunbridge Wells, Kent

A much-loved family home offering tremendous potential to update and enlarge (STC), possibility to create off road parking, private southeast facing rear garden, and situated in the sought after Hawkenbury Village area within easy reach of the mainline station and town centre

## Guide Price £400,000 Freehold

### Situation:

The property is situated in an enviable position in a much sought after residential road in the popular Hawkenbury area of Tunbridge Wells, the station being around a 12 minute walk away, providing a comprehensive range of amenities including Royal Victoria Place 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.

There are a number of well-regarded schools in the area, including grammar schools for both girls and boys, and the highly regarded St Peter's Primary school is within easy reach.

For the commuter, the mainline station provides 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:

This spacious property offers incredible potential to create a stunning family home (STC) in addition to the possibility to create off road parking.

Arranged over two floors the accommodation includes, on the ground floor; an entrance hall; a spacious living room with box bay windows providing a good deal of natural light and feature fireplace with brick surround and wood mantelpiece housing a wood burner; a well-proportioned dining room with areas of fitted shelving and window providing views of the garden; and a dual aspect kitchen with a range of wall and base units, complementary work surfaces, patterned wall tiling, and appliances including an oven with 4 ring hob, fridge, and washing machine.

On the first floor there is a large landing and three bedrooms, two of which are good-sized doubles with fitted wardrobes, and a family bathroom featuring bath with shower over, low level w/c, pedestal wash basin, airing cupboard, and attractive wall tiling.

To the front of the property is a low maintenance garden bordered by a low-lying brick wall with wrought iron gate leading to a path providing access to the front door, and to the rear a private garden with a southerly aspect laid to slab paving, a brick build outbuilding, shed, and garage.

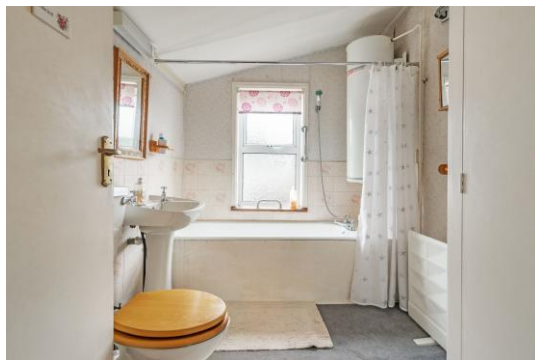
**Services:** Mains water and electricity.

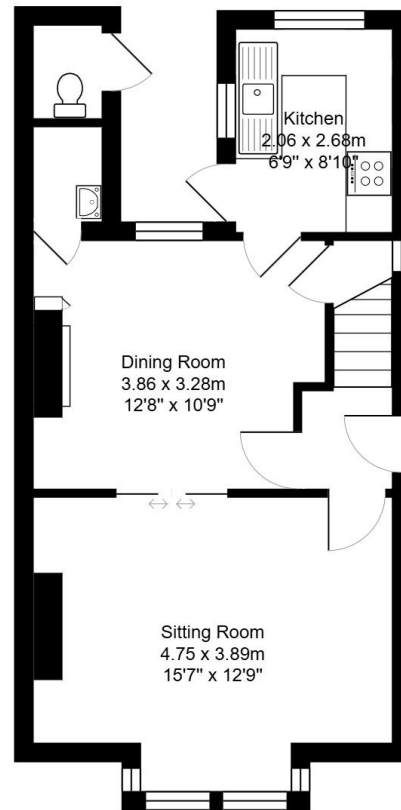
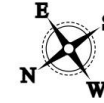
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council tax band:** C

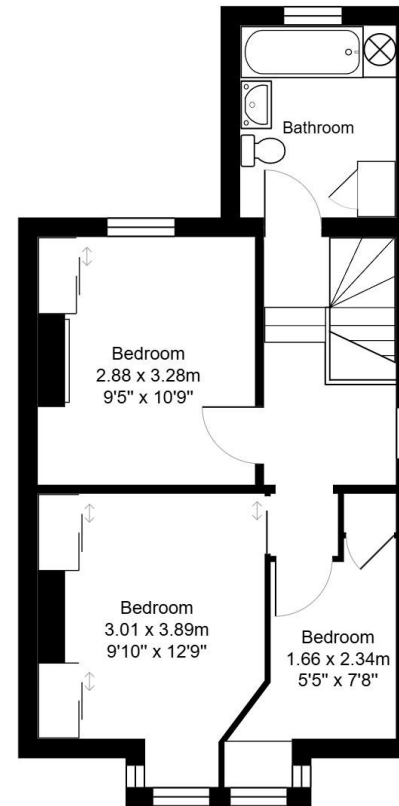
**Current EPC Rating:** E

**Property address:** TN2 5AW





Ground Floor  
Area: 41.2 m<sup>2</sup> ... 444 ft<sup>2</sup>



First Floor  
Area: 38.6 m<sup>2</sup> ... 416 ft<sup>2</sup>

Total Area: 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>

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](http://www.greenlizardhomes.co.uk)

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)