
25 Chandos Road
Tunbridge Wells, Kent

Green Lizard
SUCCESSFULLY SELLING HOMES







CHAIN FREE A charming and well-presented home in the favoured St James area, private rear garden, and is situated in a desirable and quiet residential location within walking distance of the town centre, station, and highly regarded schools.

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

Situation:

The property is situated in a sought-after and quiet road and is conveniently located for the town centre, schools, and main line station.
Tunbridge Wells offers a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks.
There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.
For the commuter, Tunbridge Wells 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:

The property is a spacious and well-presented semi-detached period home with four double bedrooms and two bathrooms having been much improved by the current owners creating this desirable family home.
The accommodation is arranged over three floors and includes, on the ground floor; an entrance hall; a well-proportioned living room with feature fireplace with stone surround; a spacious dual aspect dining room with adjacent understairs storage, feature fireplace recess with attractive mantle surround and wood flooring creating a perfect area for both families and entertaining alike; a good-sized kitchen with a wide range of Shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, stainless steel sink and drainer with new mixer tap over, 4 ring stainless steel hob and extractor, double ovens, full size fridge and freezer, Hotpoint dishwasher and Hoover washing machine; a rear lobby; and a bathroom featuring bath with new taps and shower over, low level w/c ,new wash basin with mixer tap and quartz worktop over with storage beneath, new wall mounted mirrored medicine cabinet, new stainless steel heated towel rail, and attractive wall tiling.

On the first floor is a good-sized landing and three double bedrooms, and on the top floor the spacious principal bedroom with fitted wardrobes and additional eaves storage, and an ensuite bathroom with walk in shower, low level w/c, pedestal wash basin with mixer tap over, wall mounted mirrored medicine cabinet, and attractive wall and floor tiles.

To the front of the property is a low maintenance front garden laid to slate shingle and bordered by a low-lying brick wall, and to the rear and side is a private courtyard garden laid to slab paving.

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
Directions: The postcode of the property is TN1 2NY



Ground Floor
Area: 46.7 m² ... 502 ft²

First Floor
Area: 39.5 m² ... 425 ft²

Second Floor
Area: 23.2 m² ... 249 ft²

Total Area: 109.3 m² ... 1177 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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