

21 Stanley Road

Tunbridge Wells, Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

CHAIN FREE A beautifully presented detached 3 bedroom, 2 bathroom home, having been tastefully updated, parking, south facing garden, and situated on a quiet private road within a short walk of the town centre and station.







Guide Price £450,000 Freehold

Situation:

The property is situated in a quiet yet central residential road within a short walk of the local amenities, and within easy reach of Tunbridge Wells town centre and the station. 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 detached home, having been tastefully updated to a high standard. The property also benefits from an outbuilding with power which could be utilised as a home office, playroom, or bar.

Arranged over two floors, with solid wood flooring predominately throughout the ground floor, the accommodation comprises; a good-sized entrance hall; a recently fitted contemporary kitchen with a wide range of shaker style units, complementary wood work surfaces, breakfast bar, Butler style sink, and integrated appliances including an induction hob with feature extractor, chest height self-cleaning oven with separate oven/microwave/steamer above, dishwasher, and washing machine; a well-proportioned dining area with adjacent understairs recess providing additional storage; a spacious living room with French doors providing access to the garden; and recently fitted bathroom featuring roll top free standing bath, feature hand basin, low level w/c, stainless steel heated towel rail, and wall mounted heated mirror with lighting.

On the first floor is a good-sized landing and three bedrooms, in addition to a bathroom with walk in shower with both rain and separate shower attachments, attractive wall tiling, wash basin with storage beneath and lavatory.

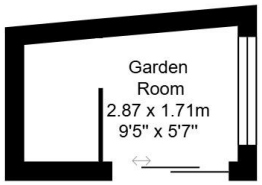
To the front of the property is a good-sized south facing private garden with a pull across screen creating a good deal of seclusion, which is mainly laid to shingle creating a perfect area for outdoor entertaining, and a garden room with power, featuring double glazed French doors and window currently utilised as a bar.

Services: Mains water, gas and electricity.
Local Authority: Tunbridge Wells Borough Council
Council tax band: D
Current EPC Rating: D
Property postcode: TN1 2RJ

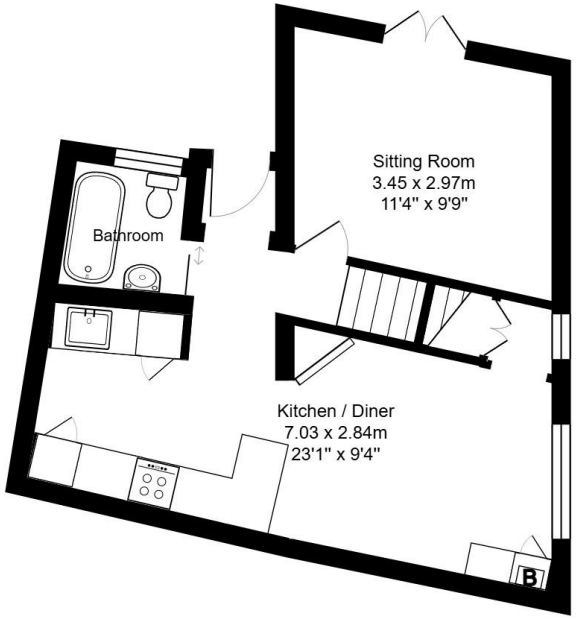


Total Area: 77.2 m² ... 831 ft²

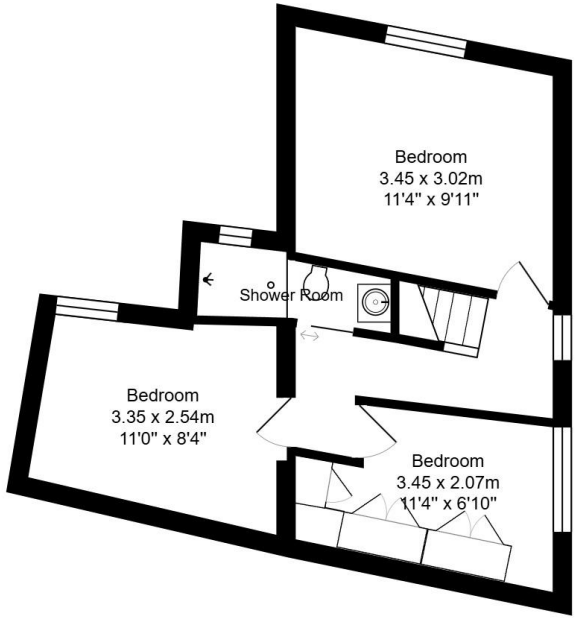
All measurements are approximate and for display purposes only.



Outbuilding
Area: 4.8 m² ... 52 ft²



Ground Floor
Area: 38.7 m² ... 416 ft²



First Floor
Area: 33.7 m² ... 362 ft²

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 an d the descriptions contained herein are used in good faith as an opinion.









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