



**33 Western Road**  
Tunbridge Wells, Kent

A spacious and extended 2/3 bedroom semi-detached home with additional loft room, 3 reception rooms, 2 bathrooms, a private garden, and situated in a popular residential location within easy reach of the town centre and mainline station.

## Guide price £475,000-£495,000 Freehold

### Situation:

The property is situated in a sought-after residential area and conveniently located for the town centre, schools, park, 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 semi-detached extended family home offering versatile accommodation throughout and has the potential to enlarge still further if required (STC). The property is light, and airy throughout and the architect-designed rear extension assists with the ground floor flow and connection to the garden.

The accommodation is arranged over three floors and includes, on the ground floor: an entrance hall; a good-sized living room with double glazed windows to the front providing a good deal of natural light, wood effect flooring, and brick fireplace housing a wood burner; a well-proportioned dining room with wood effect flooring and adjacent understairs storage cupboard; a kitchen with a wide range of wall and base units, complementary work surfaces, attractive gloss white tile splashbacks, oven, 4 ring hob with stainless steel extractor, stainless steel sink and drainer with mixer tap over, and Bosch dishwasher; a rear lobby with recess and plumbing for a washing machine; a bathroom featuring a walk in shower with attractive wall tiling, low lying w/c, basin with mixer tap over, and stainless steel heated towel rail; and, to the rear, a spacious family room which could possibly be utilised as a bedroom if required, with wood effect flooring, skylight providing a good deal of natural light, and bi-fold doors across its width giving access to the rear garden.

On the first floor is a landing and two good-sized double bedrooms and a spacious family bathroom featuring attractive wall tiling, a bath with shower over, low lying w/c, wash basin, and an adjacent airing cupboard.

On the top floor is a loft room with a good deal of eaves storage, with the potential to create additional loft storage if required.

To the front is a low maintenance garden laid to stone shingle bordered by a low-lying brick wall with wrought iron insert. To the rear is a private garden mainly laid to lawn, with a patio area and pagoda, and a good-sized shed.

**Services:** Mains water and electricity. Gas-fired central heating.

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

**Council Tax Band:** C

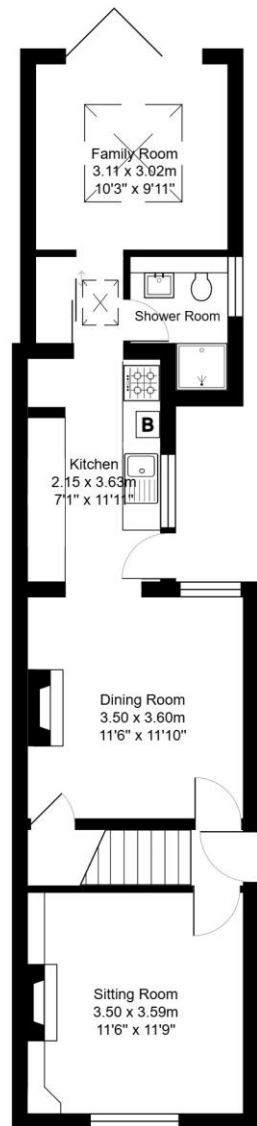
**Current EPC Rating:** D

**Directions:** The postcode of the property is TN1 2JQ



01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



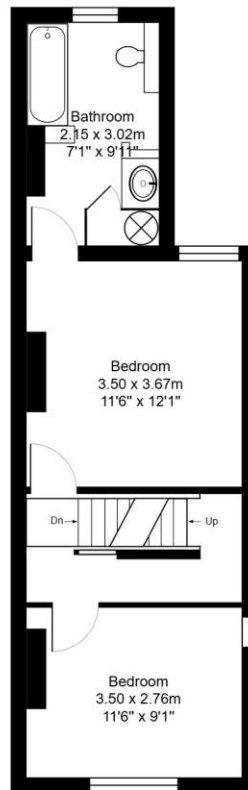
Ground Floor  
Area: 53.3 m<sup>2</sup> ... 574 ft<sup>2</sup>

Total Area: 108.7 m<sup>2</sup> ... 1170 ft<sup>2</sup> (excluding eaves storage)

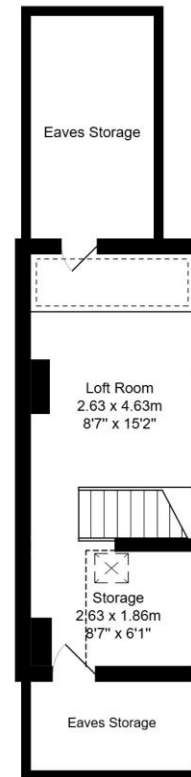
All measurements are approximate and for display purposes only.



Restricted head height



First Floor  
Area: 37.8 m<sup>2</sup> ... 407 ft<sup>2</sup>



Second Floor  
Area: 17.6 m<sup>2</sup> ... 189 ft<sup>2</sup>

**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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