The Homestead, Andrew Road, Tunbridge Wells, Kent, TN4 9DN.

Guide Price £600,000 - £625,000

Jack Charles
Estate Agents

Sales & Lettings

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- Spacious Lounge
- Large Outbuilding
- Three Generous Size Bedrooms
- No Onward Chain
- Garden
- Modern Open Plan Kitchen
- Recently Decorated
- Walking Distance to High Brooms Station

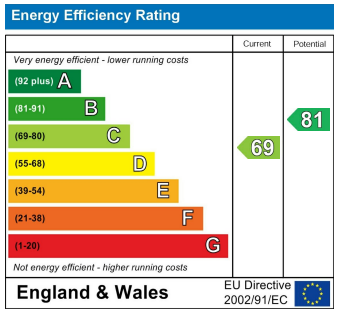
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Ground Floor
Approximate Floor Area
596.10 SQ.FT.
(55.38 SQ.M.)

First Floor
Approximate Floor Area
522.80 SQ.FT.
(48.57 SQ.M.)

Outbuilding
Approximate Floor Area
187.50 SQ.FT.
(17.42 SQ.M.)

TOTAL APPROX FLOOR AREA 1306.40 SQ.FT. (121.37 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Guide Price £600,000 to £625,000 Jack Charles are delighted to bring to the market this beautifully presented detached home, situated in a popular residential location in Tunbridge Wells. The property has been redecorated to a high standard, creating a warm and welcoming atmosphere throughout, and has been further enhanced by a number of attractive improvements and extensions.

A particular highlight is the impressive open-plan kitchen/dining room, featuring a striking cathedral-style ceiling which floods the space with natural light. Doors open directly onto a raised decked terrace, creating a wonderful connection between the indoor and outdoor living spaces and providing pleasant views over the garden. There is also a separate living room, accessed via attractive bespoke glazed doors, offering a cosy and comfortable retreat with an outlook to the front.

The welcoming entrance opens into a spacious hallway, leading to a large extended cloakroom. Upstairs, there are three well-proportioned double bedrooms, served by a superb extended family bathroom, complete with a shower and a roof light which adds to the sense of light and space.

To the rear, a raised decked terrace with steps leads down to a generous-sized garden, which has been arranged to offer an attractive and easy-to-maintain outdoor space. Neatly presented areas of turf sit alongside raised beds, creating a lovely balance of greenery and practicality. There is also useful storage beneath the decking.

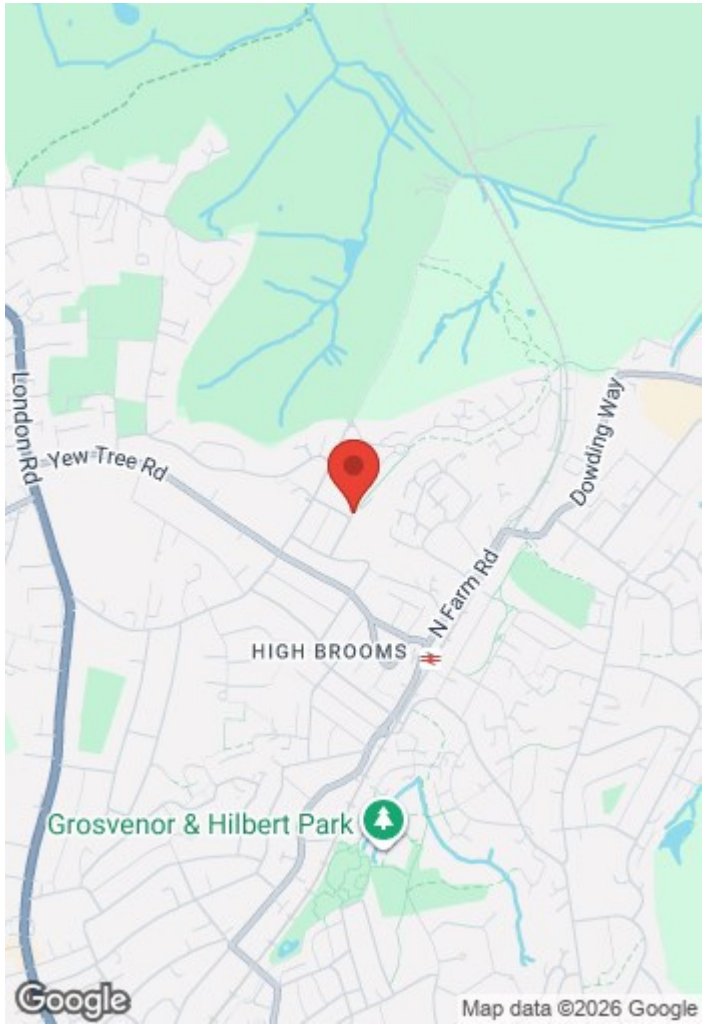
A further notable feature is the substantial outbuilding, which benefits from an electrical supply and is currently divided into two sections. This versatile space offers excellent potential to create a dedicated home office, hobby room or workshop, or could be combined to form one larger unit.

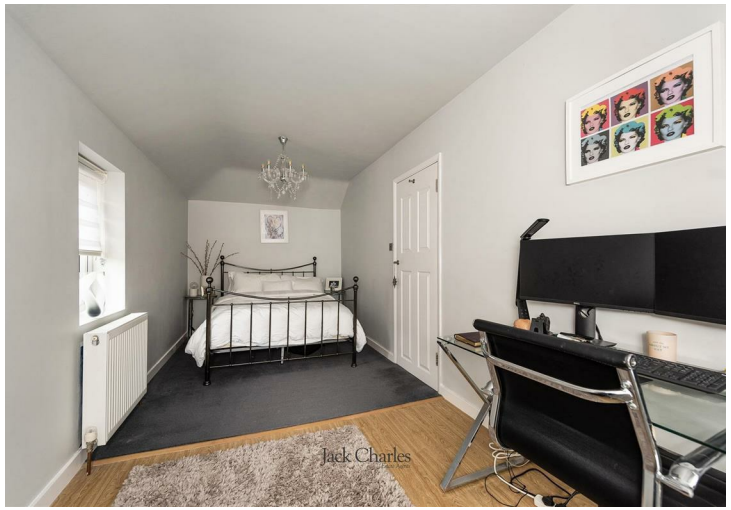
Beautifully presented and ready to enjoy, this appealing home combines spacious accommodation, a welcoming feel and versatile outside space.

Early viewings are strongly recommended

Tunbridge Wells

Located in the highly sought after area of Southborough, Tunbridge Wells. The property is situated on very popular road approx 10 minute walk from High Brooms Station. Tunbridge Wells town centre is a little further and has extensive range of shopping, recreational and entertainment facilities just a close proximity away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.





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