



30 Bayhall Road
Tunbridge Wells, Kent

Chain Free A significantly refurbished and well-presented Victorian home, including new contemporary kitchen and new carpets and décor throughout, benefiting from a private west facing garden, and situated in a convenient and sought after location within walking distance of the town centre, mainline station, and Dunorlan Park.

Guide price £435,000 Freehold

Situation:

The property is situated in a desirable location, enjoying a convenient position within a short walk of the town centre and mainline railway station, in addition to being a short stroll from Dunorlan Park.

Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces and parks, and there are 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 is only a short walk away, and provides a regular service to London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

A significantly refurbished and well-presented Victorian home, including a new contemporary kitchen, new carpeting and décor throughout, new EICR electrical and Gas Safety certificates, and benefiting from a private west facing garden.

Arranged over two floors the accommodation includes, on the ground floor; an entrance hall; a well-proportioned sitting room with newly fitted Anthracite vertical radiator, feature fire recess with attractive mantle, and bay windows providing a good deal of natural light; a new contemporary spacious kitchen/breakfast room with a wide range of gloss wall and base units, breakfast bar, complementary glacier white Corian work surfaces with upstands and tempered glass splashbacks, newly installed Oak engineered flooring, remote feature mood lighting, and a wide range of new appliances including AEG oven, ceramic Hob with stainless steel extractor, full size fridge, dishwasher, and Fridgemaster integrated under freezer; an adjacent large understairs storage cupboard accessed from the kitchen; a rear lobby used as a utility room with washing machine; and a bathroom featuring a new bath, taps and shower screen, with Mira shower and new panels over, low level w/c, wash basin with new mixer tap above and storage beneath, with the bathroom having complementary gloss white wall tiles creating a clean and crisp feel.

On the first floor is a spacious landing and three bedrooms, two of which are good sized doubles with fitted wardrobes.

To the front of the property is a garden mainly laid to slate shingle and bordered by a low-lying brick wall, wrought iron gate, and newly laid stone pathway. To the rear is a private west facing low maintenance garden featuring a recently installed decked area ideal for outdoor entertaining, with the rest being laid to slab paving and boarded by a brick wall and fencing, a variety of plants and shrubs, in addition to a new shed.

Services: Mains water and electricity. Gas central heating.

Local Authority: Tunbridge Wells Borough Council

Council tax band: C

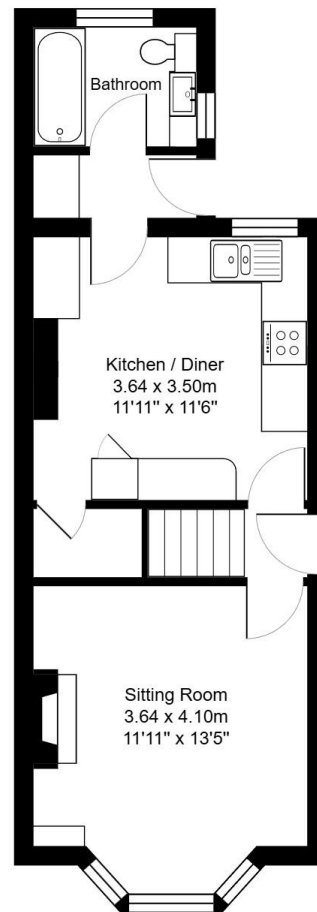
Current EPC Rating: D

Property address: TN2 4UG

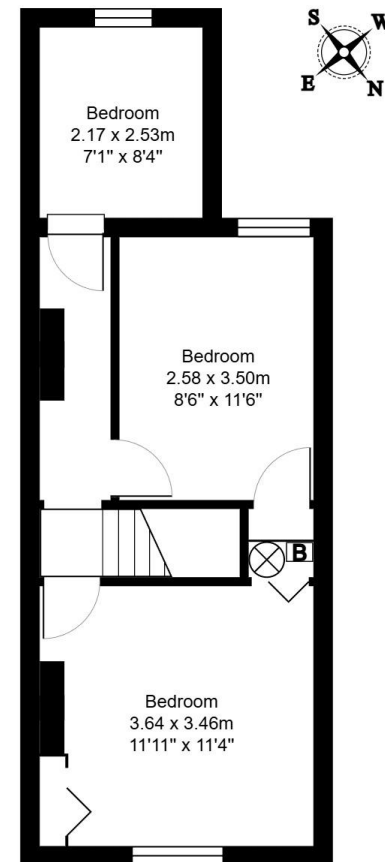


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 36.7 m² ... 395 ft²



First Floor
Area: 35.6 m² ... 383 ft²

Total Area: 72.3 m² ... 778 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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