



47a Colebrook Road
Tunbridge Wells, Kent

CHAIN FREE A well-presented detached bungalow having been updated by the current owner including a new kitchen and two new bathrooms, parking/outdoor space, and within a short walk of the mainline station and local amenities.

Guide price £375,000 Freehold

Situation:

The property is situated in a convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre. It occupies a position which is laid back from the main road and so enjoys quiet surroundings.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

This well-presented home offers spacious accommodation over one floor, benefits from high ceilings, is light and airy throughout, and has been subject to considerable updates by the current owner including a new kitchen and bathrooms.

The home is arranged over one floor and benefits from underfloor heating throughout the living area in addition to both bathrooms. The property comprises of; an entrance hall with tile flooring; a spacious living area extending to over 23ft (7.11m) with attractive wooden flooring throughout, a Velux window providing a good deal of additional natural light, and an updated contemporary kitchen featuring a wide range of Shaker style wall and base units, complementary wooden work surfaces, delightful gloss tile splashbacks, sink with mixer tap over, AEG induction hob with stainless steel extractor, and Grundig oven; an inner lobby with plenty of useful fitted storage cupboards; a large utility room with a range of wall and base units, twin SMEG stainless steel sink and drainer with mixer tap over, dishwasher, washing machine, and fridge and freezer; and two separate bathrooms both of which have been updated and include underfloor heating, one featuring a bath with shower over, low level w/c, wash basin with mixer tap over and storage beneath, heated towel rail, attractive gloss white wall tiling providing a clean and crisp feel, and contrasting floor tiles. The other bathroom features a walk-in shower, low level w/c, wash basin with mixer tap over, fitted wall units providing additional storage, period style heated towel rail, and attractive gloss wall tiling with contrasting floor tiles to match the other bathroom. The property also benefits from two good-sized double bedrooms both with recently fitted carpets.

To the front of the property is an area of parking/outdoor space offering a versatile area to be utilised as you wish.

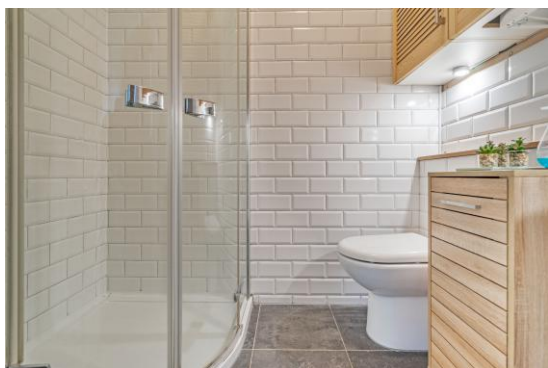
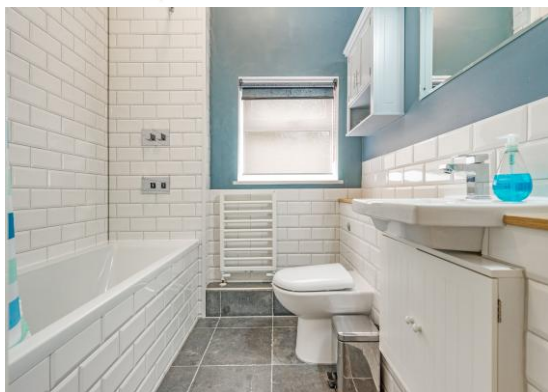
Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: A

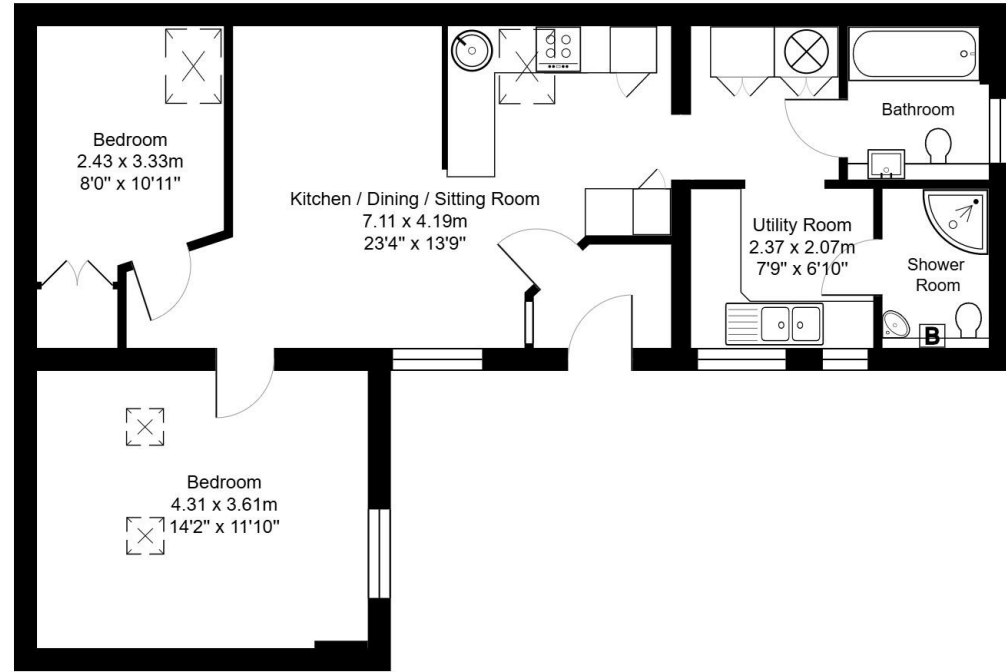
Current EPC Rating: D

Property address: Postcode TN4 9BP



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



Ground Floor

Total Area: 68.8 m² ... 740 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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