



22 LINDEN GARDENS

Tunbridge Wells, Kent



A CHARMING DETACHED FAMILY HOME

Situated on a sought-after private road, with delightful gardens and a detached garage, within easy reach of the famous Pantiles and mainline station.

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Local Authority: Tunbridge Wells Borough Council

Council Tax Band: F

Tenure: Freehold

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

Postcode: TN2 5QT what3words.com/fuzzy.flank.hills

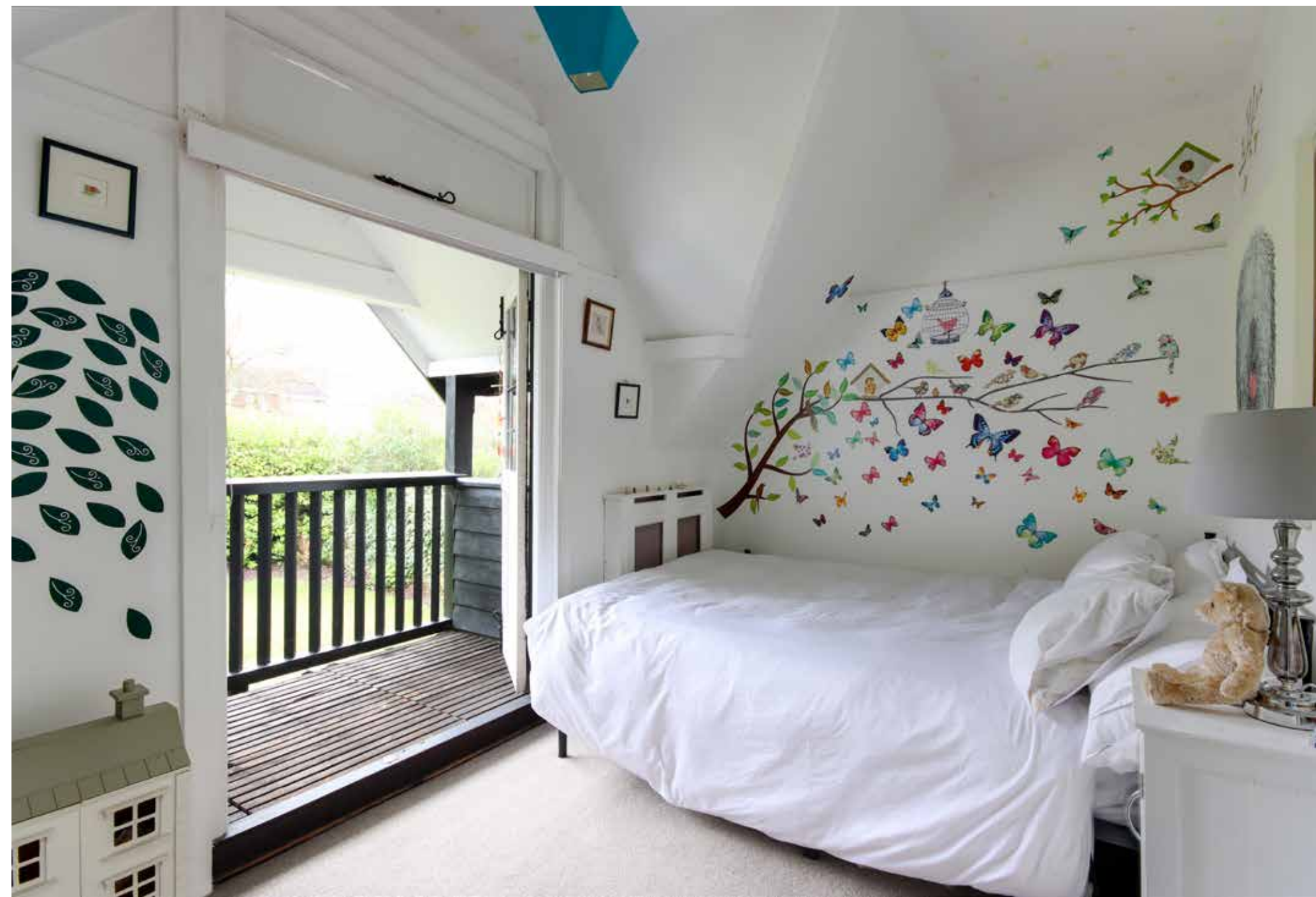


THE PROPERTY

The ground floor is ideally configured for family living and entertaining with a superb dining hall at the heart of the house leading through to a triple aspect sitting room and conservatory overlooking the rear garden. Also accessed from the dining hall, the kitchen offers a range of stylish shaker style units and separate utility room. A downstairs cloakroom completes this level.

The principal bedroom is situated on the first floor with an impressive bay window and well-appointed en suite shower room. There are three further bedrooms on this level, one with a delightful balcony, served by a family bathroom.







OUTSIDE AND SITUATION

The house is set back from the private road with a gated entrance and driveway leading to a detached double garage.

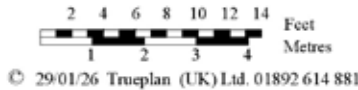
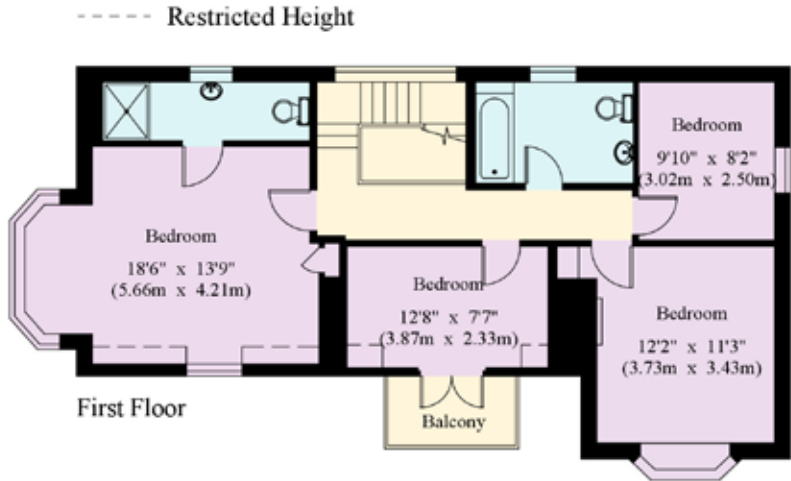
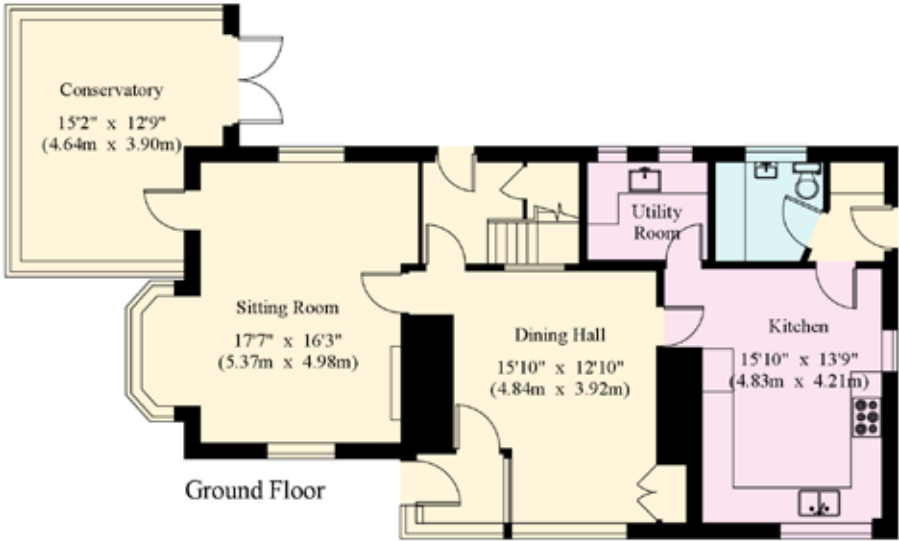
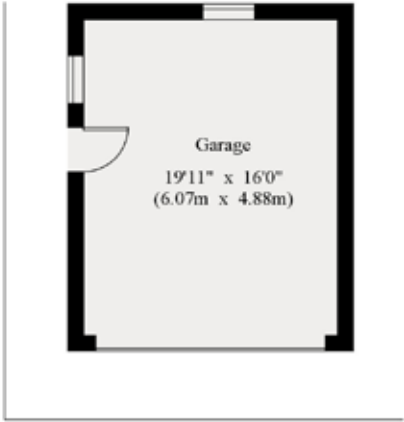
The gardens provide an ideal space in which to relax and entertain, with an expanse of lawn at the front of the house, bordered by established hedging, and a well-placed seating area. The gardens continue at the rear, with decking leading to a further area of lawn.

Situated on leafy private road, Linden Gardens, within close proximity of the Pantiles (0.3 of a mile) and Old High Street (0.5 of a mile) offering a wide array of boutiques, restaurants and cafes. The mainline station is just 0.8 of a mile away, with services to London from 42 minutes.

Linden Gardens is ideally situated for a number of well-regarded schools including The Mead Preparatory, Rose Hill Preparatory and grammars for both boys and girls.



House - Gross Internal Area : 183.4 sq.m (1974 sq.ft.)
Garage - Gross Internal Area : 29.6 sq.m (318 sq.ft.)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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