



19 Cromwell Road
Tunbridge Wells Kent

A well-presented and noticeably spacious period property, benefiting from off road parking, situated in a quiet, convenient and sought-after location within walking distance of the town centre and mainline station, ideally situated for the highly regarded St Peter's school.

Guide price £375,000 Freehold

Situation:

The property is situated in a desirable and quiet location, enjoying a convenient position within a short walk of the town centre and mainline railway station, and is ideally placed for the highly regarded St Peter's primary school.

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 well-presented and spacious home, having been subject to many improvements by the current owner (including sash style replacement windows to the majority of the property), and benefiting from double glazing throughout.

Arranged over two floors the accommodation includes, on the ground floor; an entrance lobby; a spacious dual aspect sitting room with replacement period style sash windows and feature living flame gas fireplace with delightful Groombridge marble mantle and surround and slate hearth; a large dining room featuring sash replacement window, wood effect laminate flooring, and adjacent good-sized understairs storage cupboard; and a well-proportioned bespoke kitchen with a wide range shaker style wall and base units, complimentary work surfaces, attractive tile splashbacks, wood effect laminate flooring, 4 ring range, fridge/freezer, and washing machine

On the first floor there is a good-sized landing and two good-sized double bedrooms both with fitted wardrobes, with the noticeably spacious principle bedroom benefiting from dual aspect sash replacement windows providing a great deal of light. Also located on this floor is a large recently updated bathroom featuring bath with Aqualisa programmable shower over, fitted glass shower screen, attractive wall tiling and porcelain floor tiles, and feature heated towel rail. In addition, the room has a large shelved airing cupboard.

The property has off road parking to the side, and a front garden with paving stones and inset beds with a variety of mature shrubs and plants and is bordered by a stone wall, and also benefits from a private and sunny low maintenance courtyard garden.

Services: Mains water and electricity. Gas central heating.

Local Authority: Tunbridge Wells Borough Council

Council tax band: c (£1672.04 per annum)

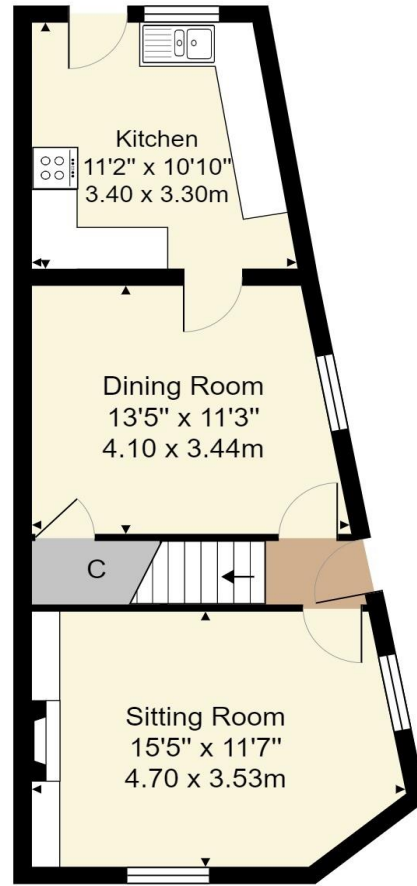
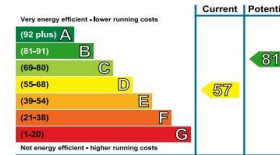
Current EPC Rating: D

Property address: 19 Cromwell Road, Tunbridge Wells Kent TN2 4UE

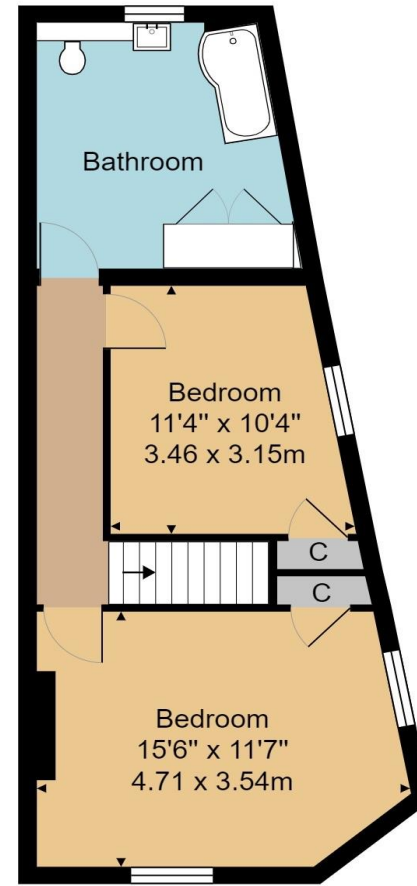


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor



First Floor

Approx. Gross Internal Area 967 ft² ... 89.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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