



**69 Norman Road**  
Tunbridge Wells, Kent

A well-presented and spacious semi-detached home having been updated and extended by the current owners, a good-sized west facing private garden, and situated in a popular residential location within easy reach of the town centre and mainline station.

## Guide price **£525,000** Freehold



**Situation:** The property is situated in a sought-after residential area and conveniently located for the town centre, schools, park, and main line station. Tunbridge Wells offers a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks. There are also 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 provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

**Description:** The property is a semi-detached, much improved, and extended family home providing light, airy, and spacious accommodation throughout. The property has a stunning rear extension creating a large kitchen/dining/family room with bifold doors to the rear ideal for families and entertaining alike and provides a flow and connection to the large west facing garden.



The accommodation is arranged over three floors and includes, on the ground floor: an entrance hall; a well-proportioned living room with delightful parquet wood flooring, sash window with New England style window shutters to the front, and attractive period wrought iron fireplace with tasteful gloss tile surround and hearth; a stunning and spacious kitchen/dining/family room extending to almost 24ft (7.23m) with parquet wood flooring throughout, feature wood burner, bifold doors to the rear opening full width, with the kitchen area having a wide range of Shaker style wall and base units, complementary Corian work surfaces, Butler style sink, Bosch Fridge/freezer, dishwasher, and washing machine. Also located on the ground floor is a convenient downstairs w/c.

On the first floor is a good sized landing and two double bedrooms both with fitted wardrobes and New England style window shutters, and a large contemporary family bathroom featuring bath with mixer tap over with shower attachment, a separate large walk in shower with both rain and separate shower attachments, wash basin with mixer tap over and storage beneath, low level w/c, stainless steel heated towel rail, and adjacent airing cupboard.

On the top floor is another good-sized bedroom with skylights at both ends providing a good deal of natural light in addition to two areas of useful eaves storage.

To the front is a low maintenance garden laid to slab paving and bordered by a picket fence and wrought iron gate, and to the rear good-sized west facing private garden laid to artificial lawn, pagoda, and two large patio areas ideal for outdoor entertaining.

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

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121;

**Council Tax Band:** C

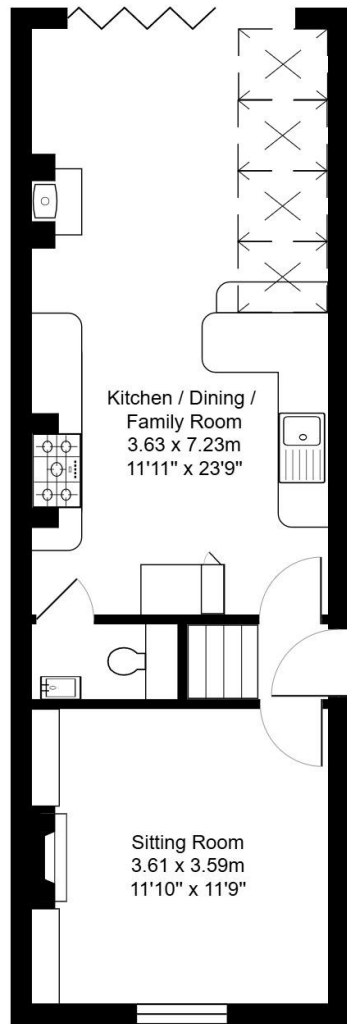
**Current EPC Rating:** D

**Directions:** The postcode of the property is TN1 2RP

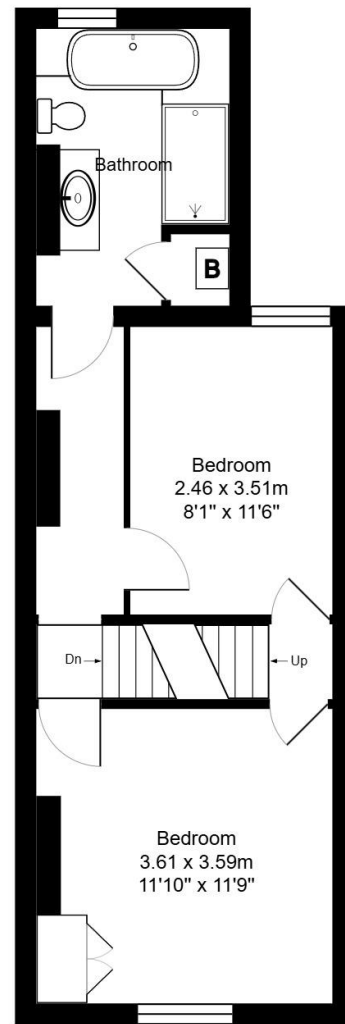


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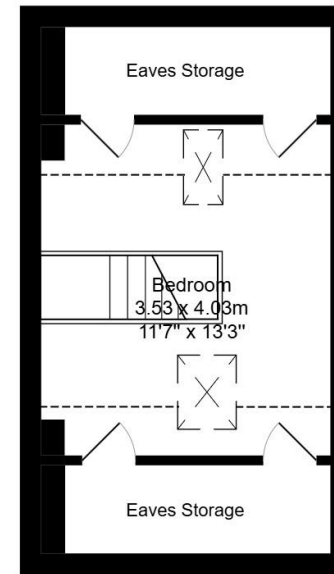
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 42.9 m<sup>2</sup> ... 462 ft<sup>2</sup>



First Floor  
Area: 38.3 m<sup>2</sup> ... 413 ft<sup>2</sup>



Second Floor  
Area: 22.6 m<sup>2</sup> ... 244 ft<sup>2</sup>



**Total Area: 103.9 m<sup>2</sup> ... 1118 ft<sup>2</sup>**

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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