



24 Napier Road
Tunbridge Wells Kent

A well-presented and spacious period property benefiting from a delightful south facing secluded garden and situated in a sought after residential area on the favoured south side of Tunbridge Wells within easy reach of the town centre and station.

Guide price £440,000 Freehold

Situation:

The property is situated in an enviable position in a much sought after residential road in the popular Hawkenbury Village area of Tunbridge Wells, the town centre being approximately one mile distant providing a comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. The property is also within a short walk of glorious open countryside, meaning its location is a perfect mix of town and country living.

There are a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and the highly favoured St Peter's Primary School is within easy reach. For the commuter, the 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 delightful period family home with a good-sized south facing secluded private garden.

The accommodation is arranged over two floors and includes, on the ground floor; an entrance hall ; a well-proportioned living room with wood flooring, double glazed window to the front with New England style shutters, and delightful feature open fireplace with attractive wood mantle; a spacious dining room which is open plan to the kitchen creating a perfect family space or entertaining area with painted wood flooring throughout; and a good-sized kitchen featuring a wide range of gloss wall and base units, complementary work surfaces, attractive gloss tile splashbacks, a breakfast bar, 4 ring hob with glass splashback, extractor, Electrolux twin ovens, and plumbing for both a washing machine and dryer.

On the first floor is a spacious landing, two double bedrooms with the principal benefiting from New England style window shutters and the second having a fitted wardrobe, in addition to a large family bathroom featuring a bath, separate walk-in shower, low level w/c, pedestal wash basin, and attractive wood flooring and wall tiling.

To the front is a low maintenance garden laid to slab paving boarded by a low-lying brick wall and wrought iron gate with path leading to the front door, and to the rear is a delightful and secluded south facing garden laid to two areas of lawn with attractive borders of mature plants and shrubs, and a raised area of decking ideal for outdoor entertaining.

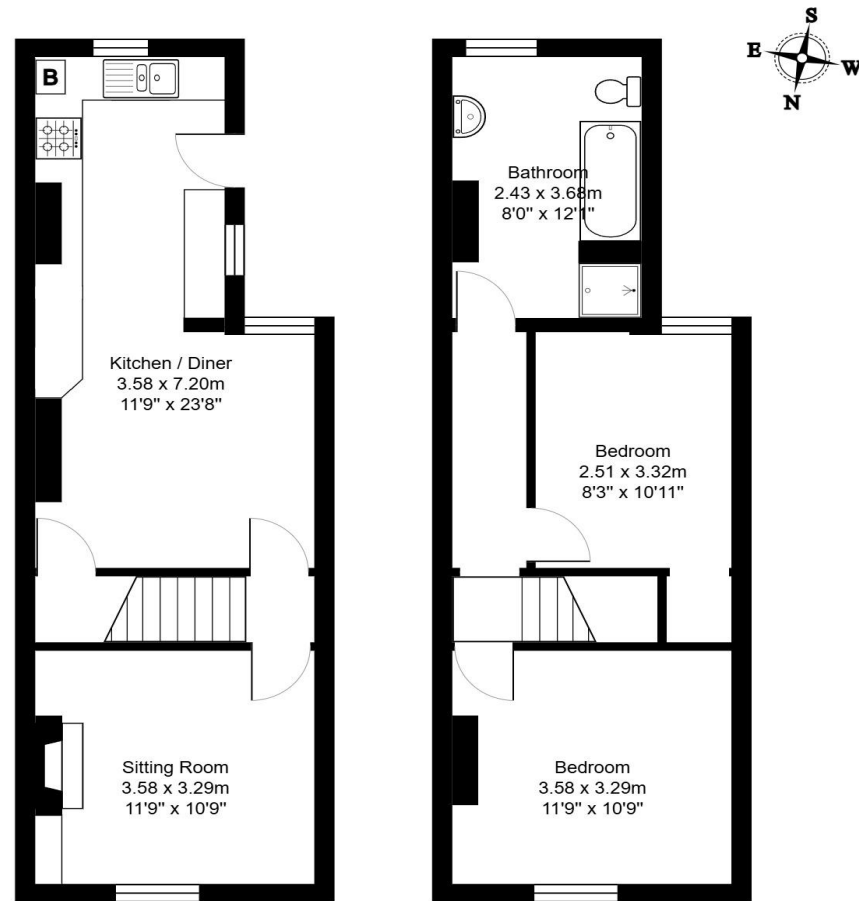
Services: Mains water and electricity. Gas-fired central heating
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Council Tax Band: C

Current EPC Rating: D
Postcode: TN2 5AT



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



Important notice:

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