



17 GARDEN STREET

Tunbridge Wells, Kent



A CHARMING SEMI-DETACHED PERIOD HOUSE

Situated in the heart of the town, just half a mile from the station, and ideally positioned for a varied array of shops, cafes and restaurants. Nearby parks include Calverley and Dunorlan, with a number of renowned schools including grammars for boys and girls.

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Local Authority: Tunbridge Wells Borough Council
Council Tax Band: D
Tenure: Freehold

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

Agent's Note: Excellent potential subject to the necessary consents, with lapsed planning permission for loft conversion ref: 21/01014/FULL.

Postcode: TN1 2XB what3words.com/sends.trains.inform



THE PROPERTY

There are two reception rooms on the ground floor, a sitting room at the front with log burner and a dining room leading seamlessly through to the kitchen at the rear of the house. The kitchen offers a range of stylish, contemporary units with ample space for appliances and impressive bi-fold doors leading directly out to the garden – creating a wonderful living and entertaining space. A downstairs cloakroom completes this level.

There are two generous bedrooms on the first floor, served by a luxurious family bathroom – complete with bath and separate shower.

The rear garden offers the perfect backdrop for alfresco dining and entertaining, with tiered decking and established borders for privacy. On-street permit parking.





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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