



23 Nelson Road
Tunbridge Wells, Kent

A well-presented and noticeably spacious 5 bedroom home benefiting from parking, private garden with southerly aspect, and situated in a sought-after residential area, within walking distance of the highly regarded St Peters School, and is within easy reach of the mainline station and town centre.

Guide Price £685,000 Freehold

Situation: The property is situated in an enviable position in a much sought-after residential road in the popular Hawkenbury area of Tunbridge Wells, the town centre being approximately one mile distant, providing a comprehensive range of amenities including Royal Victoria Place shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

There are a number of well-regarded schools in the area, including grammar schools for both girls and boys, and the highly regarded 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: This well-presented period home with EPC rating of 'C', provides well-proportioned and versatile accommodation, which is bright and airy throughout, and has been updated by the current owners to create an impressive and spacious family home.

Arranged over three floors the accommodation includes, on the ground floor; an entrance porch with attractive period tile flooring; a large entrance hall with attractive wood flooring and hanging hooks for coats; a large, open plan, dual aspect living room with attractive wood flooring and bay windows with New England style shutters to the front providing a good deal of natural light and a feature period fireplace with delightful patterned tile surround with the dining area having a sash window providing views of the garden; and a dual aspect country style kitchen with attractive stone flooring, a wide range of wall and base units, complementary work surfaces, gloss tile splashbacks, 1 ½ bowl sink with mixer tap over, Bosch oven, 4 ring hob and extractor, and plumbing for a dishwasher and washing machine, and French doors providing access to the garden.

On the first floor is a spacious landing and three bedrooms with spacious principal bedroom benefiting from a pair of sash windows both with New England style shutters, and a period wrought iron feature fireplace. Also on the first floor is a good-sized family bathroom featuring a bath with waterfall tap, both rain and separate shower attachment, low level w/c, wash basin with waterfall tap over and storage beneath, and attractive wall and floor tiling.

On the top floor is a landing and two further good-sized double bedrooms benefiting from new carpets, as well as a contemporary bathroom featuring a large walk-in rain shower with attractive gloss wall tiles, low level w/c, wash basin with mixer tap over and storage beneath, and heated towel rail.

To the front of the property is front garden laid to shingle and bordered by hedgerow and wrought iron gate, and to the rear is a low maintenance private garden with southerly aspect, in addition to parking for the property.

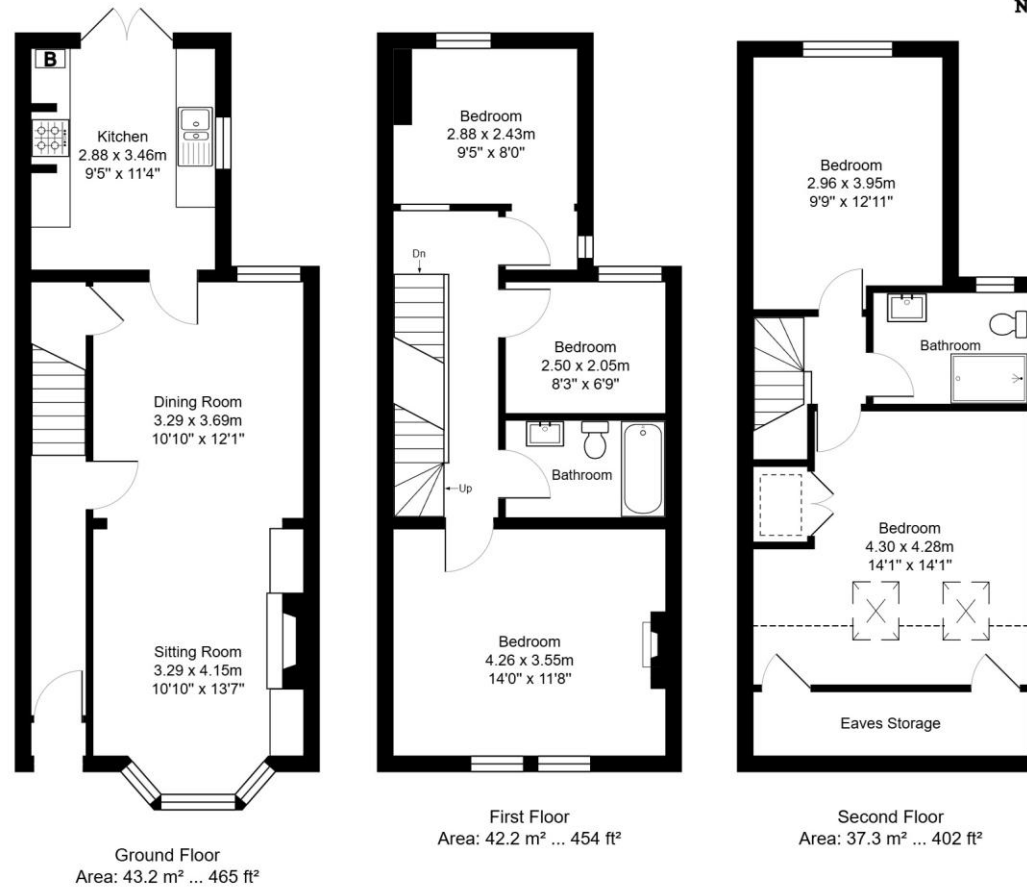
Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

Current EPC Rating: C





Total Area: 122.6 m² ... 1320 ft² (excluding eaves storage)
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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