

9 Napier Road
Tunbridge Wells Kent

Green Lizard
SUCCESSFULLY SELLING HOMES







A well-presented and spacious period property having been extended to create a well-proportioned family home, updated kitchen and bathroom, benefiting from a good-sized private rear garden, and situated in a sought-after residential area on the favoured south side of Tunbridge Wells within easy reach of the town centre.

Guide price £640,000 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.
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 an impressive and spacious period family home which has been extended to provide well-proportioned accommodation with recently updated kitchen and bathroom by the current owners. It also benefits from an EPC rated 'C'.

The accommodation is arranged over three floors and includes, on the ground floor; an entrance hall with wood effect flooring; adjacent downstairs w/c; a well-proportioned living room currently used as a playroom, again with wood effect flooring; an impressive and spacious kitchen/dining/family room (extending to over 21ft) with a vaulted ceiling featuring three Velux windows providing a good deal of natural light, bi-fold doors to the rear giving access to the garden, a living area with wood burner, dining area, and recently updated contemporary kitchen with a wide range of gloss wall and base units, complementary work surfaces, sink with mixer tap over including a filtered drinking water filter, and integrated appliances including a AEG induction hob with stainless steel extractor, oven, microwave, full size fridge/freezer, and Bosch dishwasher. The kitchen has a cleverly designed integrated utility area featuring sink with mixer tap over, Zanussi washing machine, and areas of additional storage and shelving.

On the first floor is a spacious landing and three bedrooms in addition to a recently updated family bathroom featuring a bath with both rain shower over and additional shower attachment, low level w/c, wash basin with mixer tap over and storage beneath, and attractive gloss wall and floor tiling.

On the top floor is the noticeably spacious principal bedroom with eaves storage and views of the surrounding area, and ensuite bathroom featuring walk in shower, hand basin with mixer tap over, low level w/c, with the room being complemented by attractive patterned wall and floor tiles.

To the front is a low maintenance garden laid to stone shingle boarded by a low-lying brick wall and picket fence and gate, and to the rear is a good-sized private garden mainly laid to lawn, a vegetable patch, large patio area ideal for outdoor entertaining, and garden shed.

Services: Mains water and electricity. Gas-fired central heating
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Council Tax Band: C (£2166.72)
Current EPC Rating: C
Property address: Napier Road, Tunbridge Wells, Kent TN2 5AU





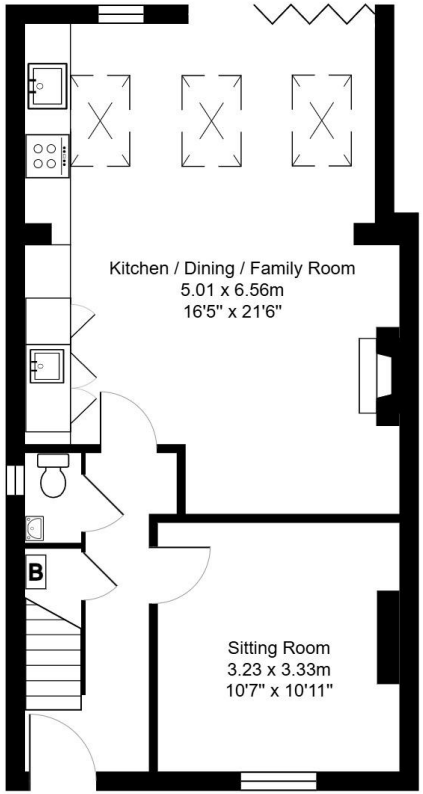




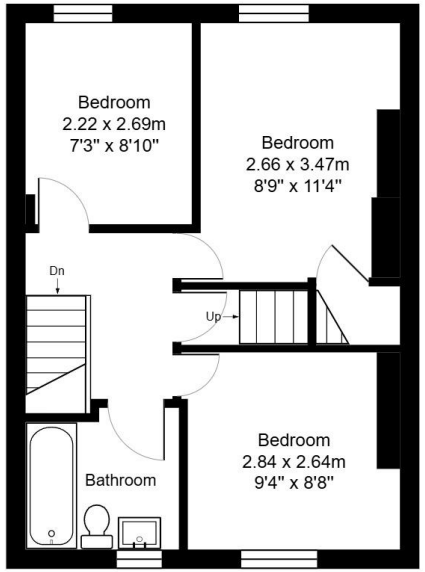
Total Area: 107.0 m² ... 1152 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.

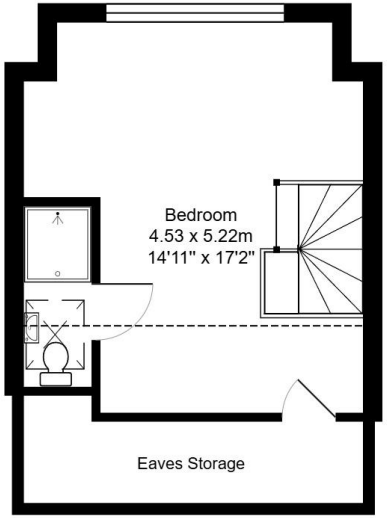




Ground Floor
Area: 49.2 m² ... 529 ft²



First Floor
Area: 35.3 m² ... 379 ft²



Second Floor
Area: 22.6 m² ... 244 ft²

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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