



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.

			EPC
2	1	2	TBC

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.





