

17 LINDEN GARDENS

Tunbridge Wells, Kent



AN ATTRACTIVE REGENCY STYLE SEMI-DETACHED HOUSE

Set in a leafy and sought-after residential road on the favoured southern side of town, close to the historic Pantiles and only a third of a mile from the mainline railway station.

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Local Authority: Tunbridge Wells Borough Council

Council Tax band: E

Tenure: Freehold

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

Service Charges: Approximately £673 per annum (2026 figures) for management of shared road/border.

Postcode: TN2 5QU **www.what3words.com/shovels.mason.answer**







SITUATION

The property is located on a leafy private road, Linden Gardens, within close proximity of the Pantiles (0.3 of a mile) and the Old High Street (0.5 of a mile) offering a wide array of boutiques, restaurants and cafes.

The mainline station is just 0.8 of a mile away, providing a regular service to London with a journey time from 42 minutes.

Linden Gardens is ideally situated for a number of well regarded schools including The Mead Preparatory, Rose Hill Preparatory and grammar schools for both boys and girls.

(All times and distances are approximate)









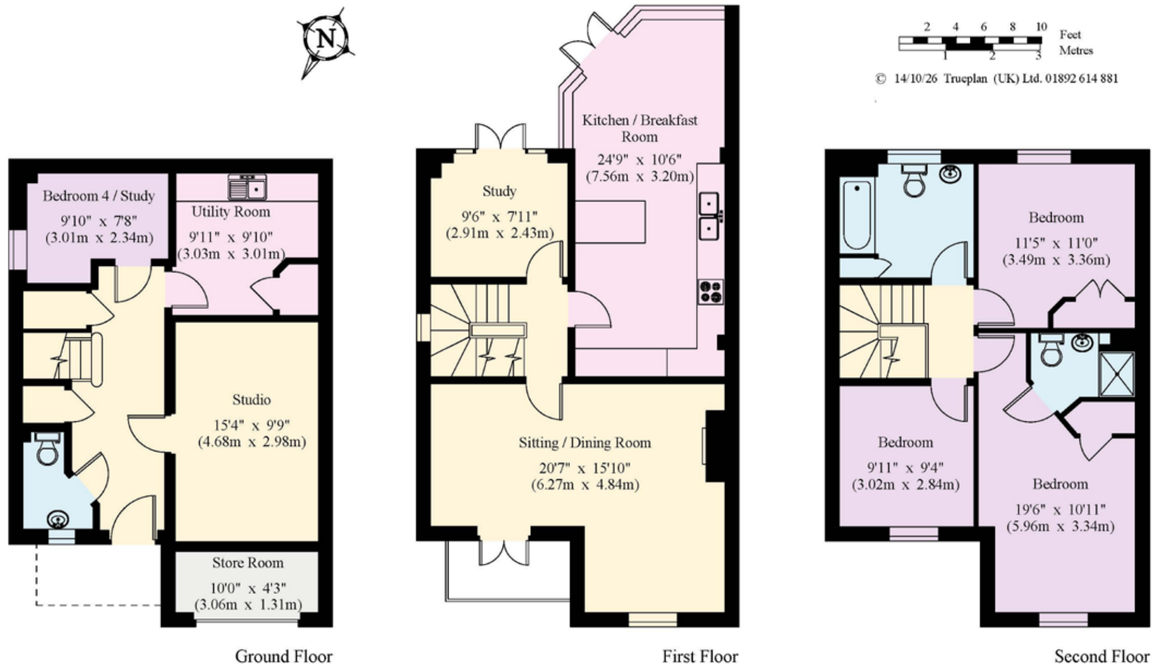


ELEGANT AND EXTREMELY VERSATILE LIVING SPACE

17 Linden Gardens is an attractive Regency style semi-detached house, built by Countryside Homes in the late 1990's. The spacious accommodation is well-proportioned and arranged over three floors. On the ground floor the welcoming entrance hall includes a cloakroom and storage cupboards. To the front, there is a studio room and, to the rear, Bedroom 4/study and a utility room. The main living space is arranged on the first floor. The spacious double aspect sitting / dining room has a fireplace as well as French doors opening onto a Juliet balcony. The stylish open plan kitchen / breakfast room is the hub of the house and features a bespoke modern kitchen with a range of wall and base units, integrated units and a stone floor. To one end, the breakfast area affords plenty of natural light with French doors opening directly onto the rear garden, ideal for entertaining. A further reception room/study located on this level also has French doors opening to the rear terrace and gardens. On the second floor there are three bedrooms and a family bathroom. The principal suite comprises a double bedroom with built-in wardrobes and far-reaching views towards Tunbridge Wells Common as well as a well-appointed en suite shower room. The two further bedrooms are both a good size and the family bathroom is superbly appointed with contemporary sanitary ware and tiles.

Outside, to the front, the property benefits from a store room and a parking space (additional residents' parking and permit parking also available). To the rear, a paved sun terrace is ideal for al fresco dining. The secluded south-facing lawned garden is edged with flower borders and mature trees and shrubs providing privacy. There are also two useful storage sheds.





Approximate Gross Internal Area = 171.3 sq m / 1843 sq ft (including store room).

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.



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