



**7 Polesden Road**  
Tunbridge Wells, Kent

A beautifully presented Victorian home having been tastefully updated by the current owners, seamlessly combining period features with complementary style, benefiting from a secluded garden and parking, situated on a sought after and quiet private road within easy reach of the town centre and station.

## Guide price £360,000 Freehold

### Situation:

The property is situated in the convenient and popular Hawkenbury area of Tunbridge Wells, which is much sought after for its proximity to the town centre and station (under a mile via Camden Park), as well as the highly regarded St Peters Primary School.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

### Description:

A most attractive and beautifully presented Victorian home having been subject to many tasteful improvements by the current owners, including a renewed roof, new PVC replacement windows, flooring, and wooden New England style shutters, all contributing to make this an incredibly desirable period property.

The home is arranged over two floors and includes, on the ground floor; a well-proportioned living room with delightful working period wrought iron fireplace, hardwood flooring, recently fitted PVC sash style window, and wooden New England style shutters; a spacious kitchen/breakfast room with ample space for a dining table, delightful feature exposed brick wall, a wide range of shaker style wall and base units, oak work surfaces, Butler style sink, integrated appliances including a dishwasher and four ring range with griddle, with the room being finished with delightful hardwood flooring.

On the first floor there is a landing with exposed wood floorboards, two double bedrooms both benefiting from delightful period wrought iron fireplaces, fitted wardrobes and New England style shutters on the recently replaced sash style windows, with the good-size master bedroom also benefiting from attractive exposed floorboards. Also located on the first floor is a fabulous family bathroom with bath and both rain shower and additional shower attachment, heated towel rail, with this impressive room being complimented by crisp white gloss wall tiles and attractive contrasting floor tiling.

To the rear is a secluded and private garden with attractive decked area and matching bench, and an area of low maintenance artificial lawn, in addition to a useful outside storage shed. The property includes parking for two cars on the private road, in addition to which is additional guest parking.

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

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council tax band** C (TBC)

**Current EPC Rating:** D

**Property address:** Postcode TN2 5AX



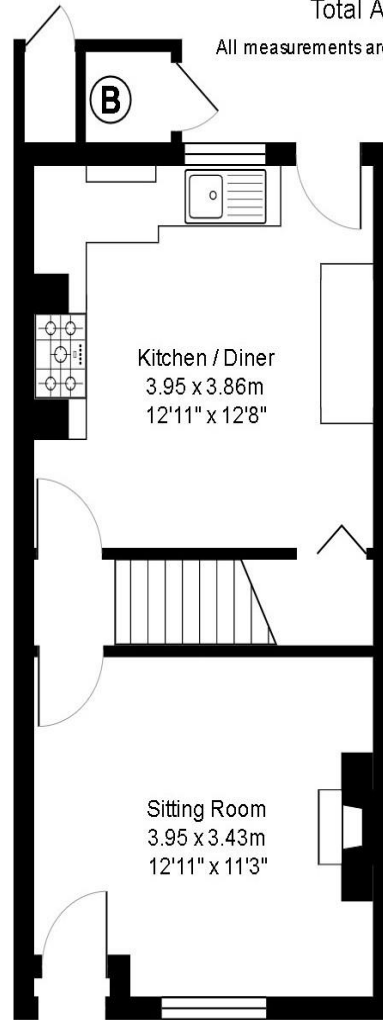
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

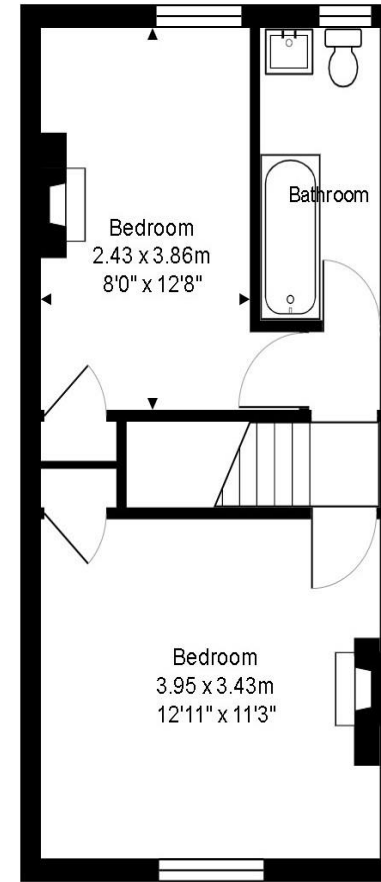


Total Area: 68.2 m<sup>2</sup> ... 734 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor  
Area: 35.1 m<sup>2</sup> ... 378 ft<sup>2</sup>



First Floor  
Area: 33.1 m<sup>2</sup> ... 357 ft<sup>2</sup>

**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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