



Dynevor Road, Tunbridge Wells, Kent



 **KMJProperty**
Your local independent Estate Agent

- 3 Bedrooms
- Rear Garden
- Council Tax Band C
- Modern kitchen
- Modern Bathroom
- Bay Fronted
-
-

As you begin your exploration of this charming end of terrace family home , you'll be captivated by its warm and welcoming character with the charm of some original features.

The access is at the side of the property and upon entering you can turn left into the bay-fronted living room with its captivating feature fire place with its exposed brick chimney giving a homely and welcoming feel to the property.

To the right from the front door is the dining room, which is open to the kitchen offering plenty of lower and upper storage and integrated kitchen appliances. The light grey units and wood block style worktops create a modern and stylish feel.

The dining area promotes the ideal setting for family gatherings and entertaining, whilst combining the convenience of cooking your favourite meals with entertaining your guests.

Additionally the back door provides easy access into the rear garden, making it the perfect environment for those warm summer days. The rear garden offers a paved patio and lawn area.

On the first floor you are presented with 3 Bedrooms and the newly fitted family bathroom.

The property benefits from new windows throughout and has planning permission for a loft conversion.

The area benefits from excellent transport links, with High Brooms Railway Station just a 5 minute walk away, providing easy access to London and the coast. This makes it a convenient location for commuters. Homeowners can enjoy the convenience of local shops, schools, and healthcare facilities, ensuring that daily necessities are within easy reach.

Council tax band: C

MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

Starting at our Tunbridge Wells Office

Turn right onto High St
30 Yards

Bear Right onto Coach Road
210 Yards

Turn Left onto Langton Road
320 Yards

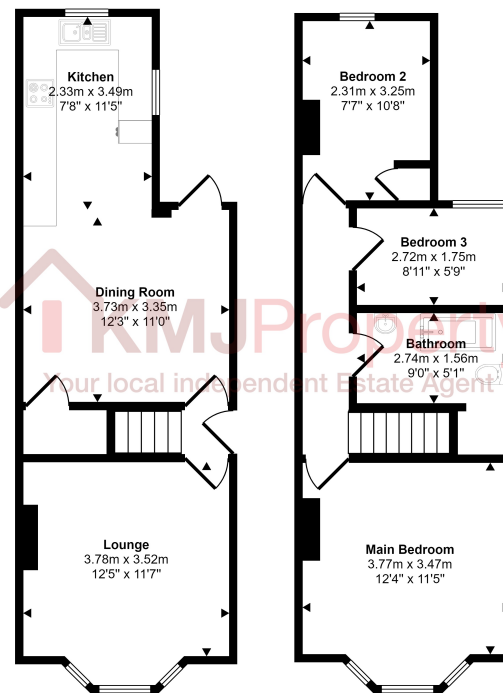
Turn right onto Grosvenor Road
1.4 Miles

Turn left
170 Yards

Turn left onto Upper Grosvenor Road
20 Yards

Turn Left onto Dynevor Road CFreehold

Approx Gross Internal Area
79 sq m / 845 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

AGENT NOTE: KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN CROWBOROUGH

01892 515188

01342 824824

01342 833333



FEDERATION
OF INDEPENDENT
AGENTS

Tunbridge Wells

Crowborough

Forest Row

BRITISH
PROPERTY
AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT
IN TUNBRIDGE
WELLS