



Dorset Road, Tunbridge Wells



 **KMJProperty**  
Your local independent Estate Agent



- \* Recently Replaced Spanish Slate Roof \*
- Recently Installed Log Burner
- Substantial Garden
- 3 Bedrooms
- Garage
- Large Outbuilding
- EPC-D
- Council Tax Band- D

As you approach the property, you will notice the beautifully finished driveway providing ample parking for several vehicles and the recently replaced Spanish slate roof (10 year warranty).

As you walk into this property, you are met with a light hallway, which leads to the spacious living room on the right-hand side which boasts a large bay window making the room feel light and open, a recently installed log burner and Amtico flooring.

Also accessed via the entrance hall is the fantastically presented kitchen/ dining room which gives access to the sizeable garage/ storage room. The white gloss units incorporate integrated appliances and plenty of storage. The kitchen also leads on to an additional reception room currently being used as an office with access out onto the landscaped garden, offering 2 paved seating areas, a lawn and mature shrubs and trees.

Situated at the bottom of the garden is a considerable outbuilding/workshop.

Also accessed via the kitchen is the integral garage, which has been fitted with storage cupboards and shelving and has a continuation of the kitchen flooring, creating a great storage area.

On the first floor is the bay fronted master bedroom, incorporating an inset vanity area, a second double bedroom with built-in wardrobes and a sizeable single bedroom, also with built-in storage. There is also a modern family bathroom.

Potential to extend (STP).

The property also benefits from an Electric Car charging point at the front of the property.

**MORE PROPERTIES REQUIRED IN ALL AREAS**







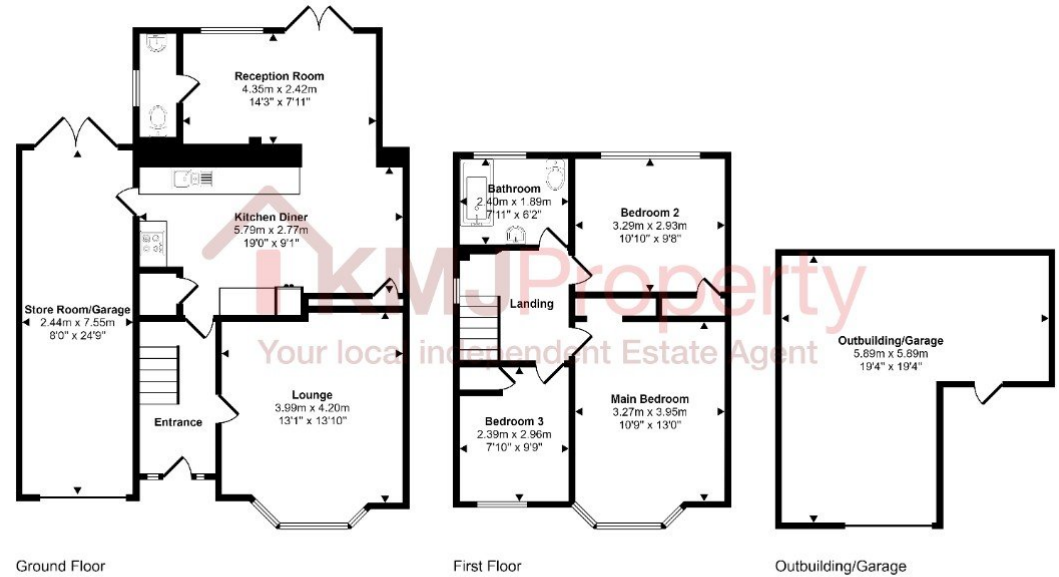


## Notes

What3Words: ///narrow.part.basin

Council Tax: D

Tenure: Freehold



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		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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WELLS