



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached Victorian House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Private Garden
- Residents Permit Parking (see note)
- Energy Efficiency Rating: E

**Garden Street, Tunbridge Wells**

**GUIDE £400,000 - £425,000**

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## 11 Garden Street, Tunbridge Wells, TN1 2XB

Situated in a popular street in the centre of Tunbridge Wells within easy walking distance of shops, amenities and transport links is this charming property that has been well looked after by the current owner for some 30 years. Offering traditional Victorian accommodation over two floors there is a sitting room with living flame gas fire to the front, a good size dining room at the rear which in turn leads to the modern kitchen which has modern grey shaker style units and integrated appliances. There is a stable door leading to the back garden.

Upstairs there is a double bedroom with built in wardrobe to the front, a large rear landing which could be used as a study area, further bedroom and the family bathroom. This would now benefit from updating but is in good, usable condition.

The garden faces an easterly aspect and is very private, being mainly laid to lawn with mature shrubs and trees. Being sold with NO ONWARD CHAIN this is an ideal property for anyone wanting to be in a quiet, central location.

Original front door into:

### ENTRANCE HALL:

Stairs to first floor, doors to sitting room and dining room.

### SITTING ROOM:

Original sash window to front, radiator, gas fired living flame fire with marble surround and hearth. Cupboard housing consumer unit and gas and electric meters.

### DINING ROOM:

Original sash window to rear, radiator, understairs cupboard, ceiling spotlights.

### KITCHEN:

Re-fitted with a range of pale grey shaker style units and matching work surfaces with tiled splashbacks and floor. Gas hob with electric oven under and concealed extractor unit above. One and a half bowl sink unit with mixer tap and drainer. Integrated fridge/freezer, dishwasher and washing machine. Window to side and stable door to garden.

### LANDING:

Large landing space, inset book shelves, radiator. Cupboard with hanging rail and shelving.

### BEDROOM:

Original sash window to front, radiator, built-in wardrobe.



**BEDROOM:**

Original casement window to rear, radiator, ceiling spotlights.

**BATHROOM:**

Original sash window to rear. Fitted with a suite comprising panel enclosed bath with mixer tap and handheld attachment, WC, pedestal wash hand basin. Tiled walls, radiator, airing cupboard housing combination boiler and providing access to loft via hatch.

**OUTSIDE FRONT:**

Low wall with mature hedging and small patio area, path to the side leading to the front door.

**OUTSIDE REAR:**

An easterly facing 32' garden mainly laid to lawn with small patio, side access, outside tap, mature shrubs and flower beds and borders.

**SITUATION:**

Garden Street is a quiet side road within the heart of the town centre being a short walk from the Calverley Road precinct and the Royal Victoria Place Shopping Mall where most of the multiple retailers are represented. Tunbridge Wells main line station is proximate with its fast and frequent train services to London and the south coast. Beyond this you will find the old High Street and Pantiles area of the town with its more specialist shops, boutiques, cafes and restaurants. Tunbridge Wells is particularly well favoured with good recreational facilities including two theatres, a selection of sports clubs and sports centre, whilst on the outskirts of the town the Knights Park Leisure and Retail Complex offers a multi screen cinema, ten pin bowling and further sports club. Within the locality are a selection of excellent local schools, catering for a wide range of age groups including private and grammar schools.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**VIEWING:**

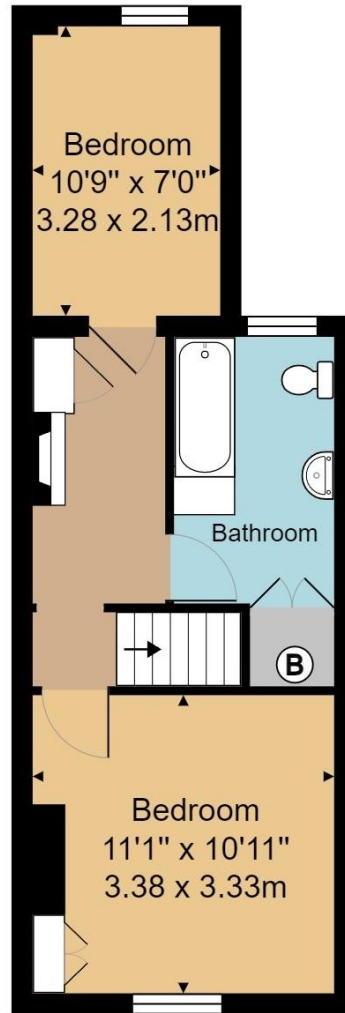
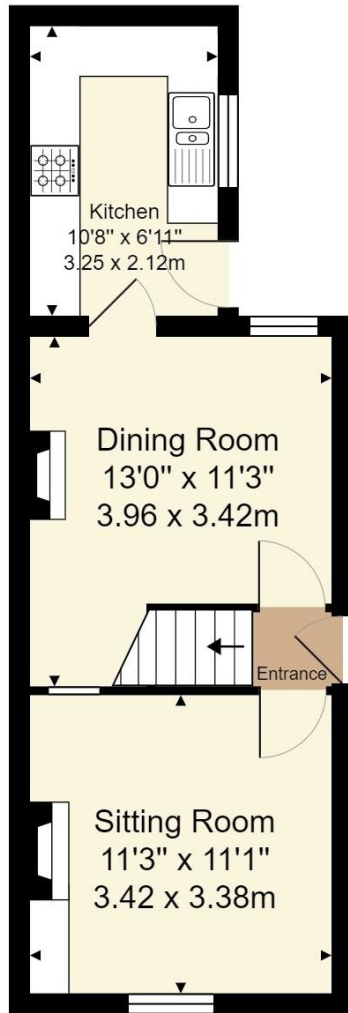
By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE:**

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 710 ft<sup>2</sup> ... 65.9 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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