



189 Sandhurst Road, Tunbridge Wells, Kent



 **KMJProperty**
Your local independent Estate Agent

- Large front and rear garden
- Parking
- Garage
- Renovation Opportunity
- 3 Bedrooms
- Semi Detached
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Approaching the property you are greeted with a large front garden and a paved walkway welcoming you to the enclosed entrance.

Entering the property you are presented with a large spacious lounge/dining area beaming with natural light. This room has the opportunity and potential to create the perfect space for your needs.

Continuing through the property you are presented with a sliding door welcoming you into the kitchen area, including plenty of upper and lower storage cupboards, ample space for integrated kitchen appliances, partly tiled splash back, a large window filling the room with natural light and a convenient built in storage cupboard.

Heading to the first floor of the property stands 2 double bedrooms and 1 single as well as the family bathroom. Bedroom 3 conveniently includes built in wardrobes/storage.

The family bathroom consists of a WC, a shower over the bath and wash basin. Towards the entrance to the bathroom is a large built in storage cupboard providing the perfect place to store any bathroom necessities.

Lastly the rear garden is full of potential, boasting large lawn area including a built in pond. A perfectly paved walkway through the garden leading you directly to the back gate where you can access the garage and parking space.

The property is perfectly situated within easy reach of Tunbridge Wells town centre which provides a wide range of bars, restaurants, coffee shops and plenty of shops. The mainline station is within a 10 minute drive away and offers direct services to London and the coast.

Council Tax Band D

MORE PROPERTIES REQUIRED IN ALL AREAS



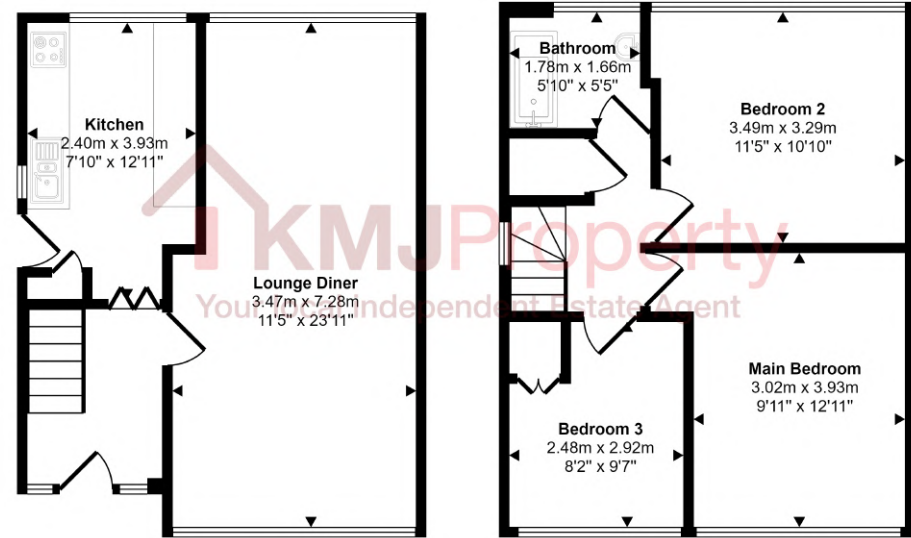


Notes

Council Tax: D

Tenure: Freehold

Approx Gross Internal Area
80 sq m / 864 sq ft



Ground Floor
Approx 39 sq m / 418 sq ft

First Floor
Approx 41 sq m / 446 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		84
(69-80) C		
(55-68) D	66	
(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.

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BRITISH PROPERTY AWARDS
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★★★★★
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