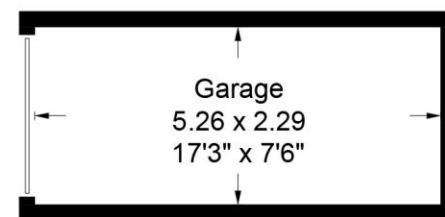


## Molyneux Park Road, TN4

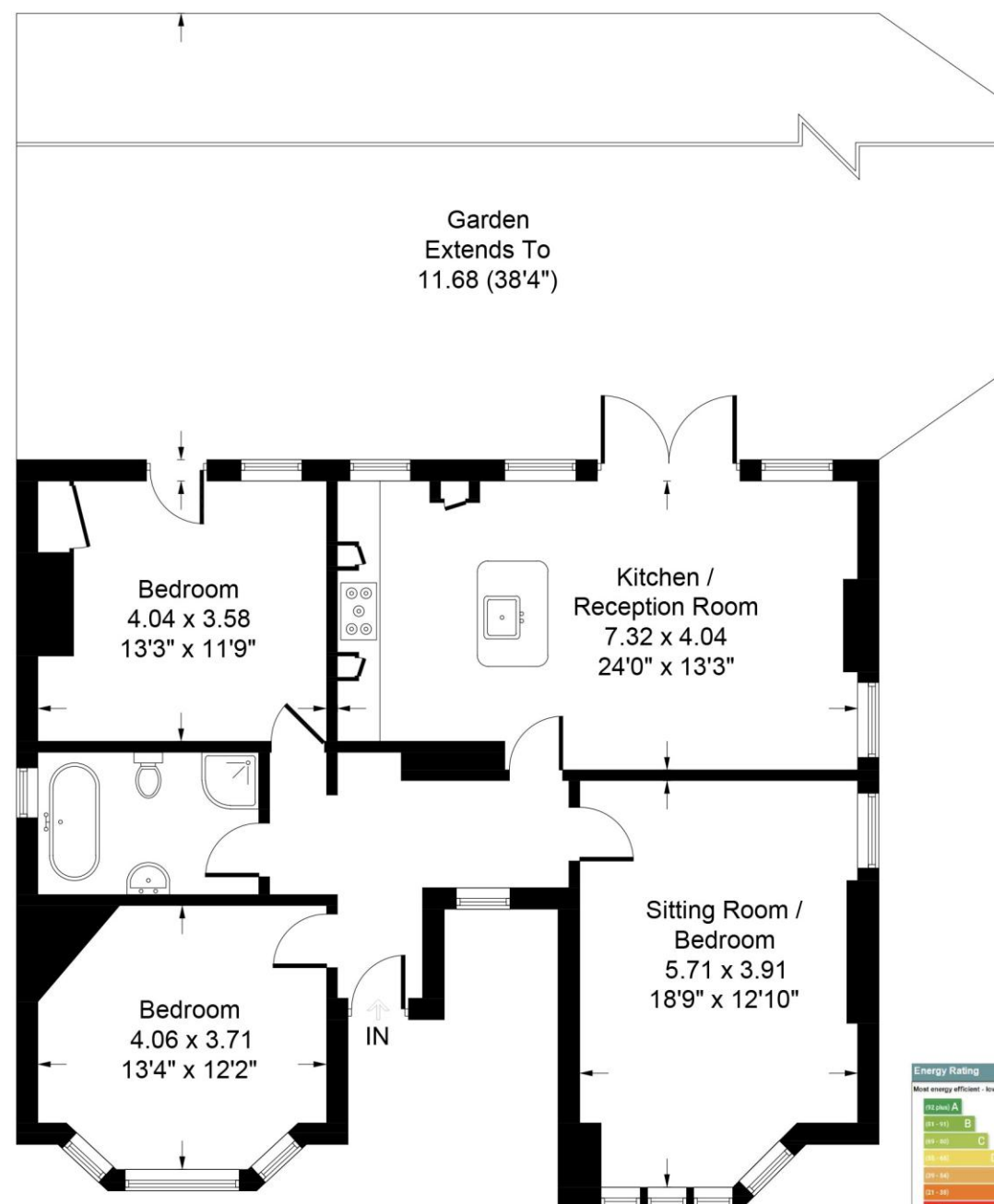
Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft

Garage = 12.1 sq m / 130 sq ft

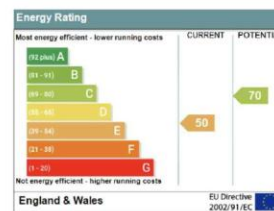
Total = 110.5 sq m / 1189 sq ft



(Not Shown In Actual  
Location / Orientation)



Ground Floor



## 32 Molyneux Park Road

Tunbridge Wells, TN4 8DY

**SUMNER PRIDHAM**

An attractive and well-proportioned ground floor apartment, occupying the entire floor of a handsome Edwardian house, benefiting from the front and rear gardens, garage and parking. Recent improvements include an upgrade bathroom and large patio installed in the private garden. Immediate access into a Molyneux Park Gardens, a private park for adjacent residential properties.

Hall, Sitting Room/Bedroom 3, Kitchen/Reception Room, 2 Further Bedrooms, Bathroom, Gas Fired Central Heating, Garden, Garage and Parking.

**Guide price £635,000 Share of Freehold**



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Tunbridge Wells  
Kent  
TN1 1BS

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info@sumnerpridham.co.uk  
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Flat 1, 32 Molyneux Park Road, Tunbridge Wells, TN4 8DY



## Property Description

- ◆ A light and beautifully presented Edwardian ground floor apartment with its own garden, parking and garage, in an established residential road off Tunbridge Wells' Common.
- ◆ Large well-proportioned rooms with tall ceilings, retaining period features.
- ◆ Edwardian sash windows with plantation shutters to the front rooms.
- ◆ Original parquet flooring in the reception hall, plus exposed and prepared floorboards elsewhere.
- ◆ Many of the rooms included moulded cornices and the second reception room/bedroom features an operational marble fireplace.
- ◆ All rooms can be accessed from the reception hall.
- ◆ At the rear of the house is the kitchen/reception room which enjoys a dual aspect with Edwardian French doors leading out to its own private garden which now benefits from a recently laid large patio.
- ◆ The room features the original curved arch at one end and an operational fireplace and is currently used as the principal dayroom of the property.
- ◆ To compliment this room the current owners have fitted a bespoke 'Charisma' kitchen, which includes a Corian surfaced island unit, attractive cabinetry and recessed range cooker with over mantle.
- ◆ The furniture includes walnut internal drawers, soft-closing units and delightful matching Welsh dresser.
- ◆ The remainder of the room provides ample space for a dining table and soft seating.
- ◆ Sitting room/bedroom 3 enjoys a dual aspect and the proportions of a former principal reception room of an Edwardian house.



Sitting Room/Bedroom



- ◆ Double bedroom 2 also features an attractive fireplace with painted surround and tiled and cast inset.
- ◆ The principal bedroom enjoys immediate access via a hardwood door out to the garden, plus a sash window and fitted cupboard which houses the Worcester gas fired boiler.
- ◆ The good sized bathroom fitted with a separate shower cubide, pedestal washbasin, low level WC, tiled floor air extractor, wall to wall worksurface with plumbing and space for washing machine and tumble dryer, either side of built in cupboards, feature sash window with etched glass panels.

### Outside

- ◆ One of the features of this property is its private gardens, these lay mainly to the rear of the property but also has ownership of the front garden.
- ◆ French doors lead out to a large and recently laid paved patio promoting in and out living beyond there is a delightful brick and paved garden with inset flowerbeds and a variety of mature shrubs and flowering trees which include Fig, Maple, apple, acer and magnolia.
- ◆ Fenced and trellis boundary with climbers provide privacy particularly in season.
- ◆ Beyond and with access to the side of the property is a gravelled drive leading to a parking area and lock up garages with flat 1 having ownership of the furthest one.

### Private Park

- ◆ 32 Molyneux Park has direct access into a private park which is for the enjoyment of surrounding residencies annual functions include a Summer Ball.

### Practicalities.

- ◆ Tunbridge Wells Borough Council Tax Band D.
- ◆ All main services are connected.
- ◆ The property benefits from Share of Freehold.
- ◆ 999 year lease dating from 1974.
- ◆ There are in total three flats in the building and maintenance is carried out on an as and when necessary, basis.
- ◆ In recent years the gutters and roof have been overhauled by Weatherall.
- ◆ Internal works have been carried out by Lester Building Contractors.

### Situation

- ◆ Molyneux Park is an established residential area of mostly Edwardian houses, 0.9 miles to the central station.
- ◆ Ideally located for primary and secondary schools, including grammar schools.

### Viewing

Strictly by appointment through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

