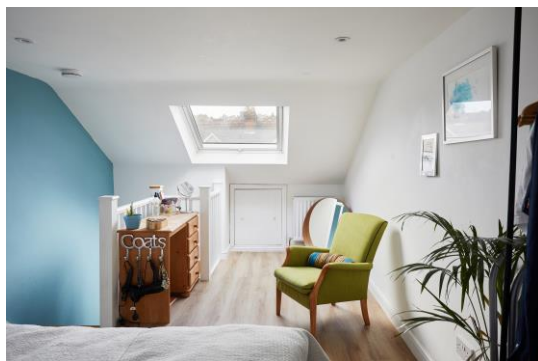




WINGRISS  
TERRACE

**184 Silverdale Road**  
Tunbridge Wells, Kent





A well-presented period property, having been improved and extended by the current owners to create this spacious family home, benefiting from a south facing secluded garden, and situated in a popular residential area in Tunbridge Wells within a few minutes' walk of the mainline station and the local amenities.

## Guide price £325,000 Freehold

**Situation:** The property is situated in a popular residential area and is conveniently located for the mainline station, local amenities, as well as highly regarded schools including grammar for both girls and boys and St John's Primary School.

Tunbridge Wells town centre is approximately one mile distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

For the commuter, the mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

**Description:** The property is a well-presented Victorian house having been improved and extended by the current owners and is double glazed throughout.

The accommodation is arranged over three floors and includes on the ground floor; a well-proportioned living room with attractive exposed wooden floorboards, feature wood burner with slate hearth, and bay window providing a good deal of light; a spacious dining room with laminate flooring; and dual aspect kitchen with a wide range of gloss wall and base units, complementary work surfaces, gloss tile splashbacks, and integrated fridge/freezer in addition to oven, hob and extractor.

On the first floor are two double bedrooms, with the larger of the two having fitted wardrobes. Also located on this floor is the good-sized family bathroom with space offset shower/bath with up and over shower, attractive wall and floor tiling, and useful fitted storage cupboards. On the top floor is another dual aspect, light, airy, and spacious double bedroom which features French doors and a delightful Juliet balcony.

To the front of the property is a paved front garden with brick wall border and wrought iron gate, and to the rear is a good-sized and well maintained south facing garden, which has been landscaped to provide three tiers, including a patio and seating area, and is noticeably secluded for such a central location.

**Services:** Mains water and electricity. Gas-fired central heating.

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

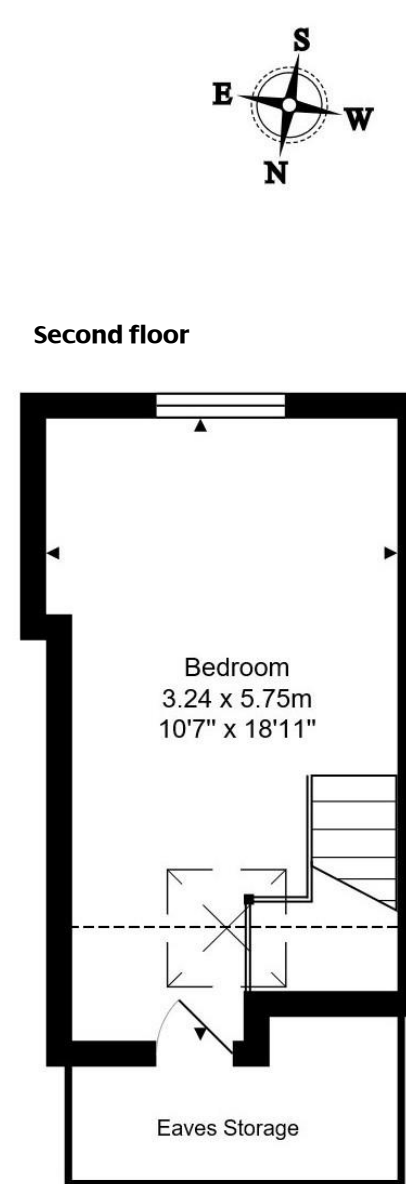
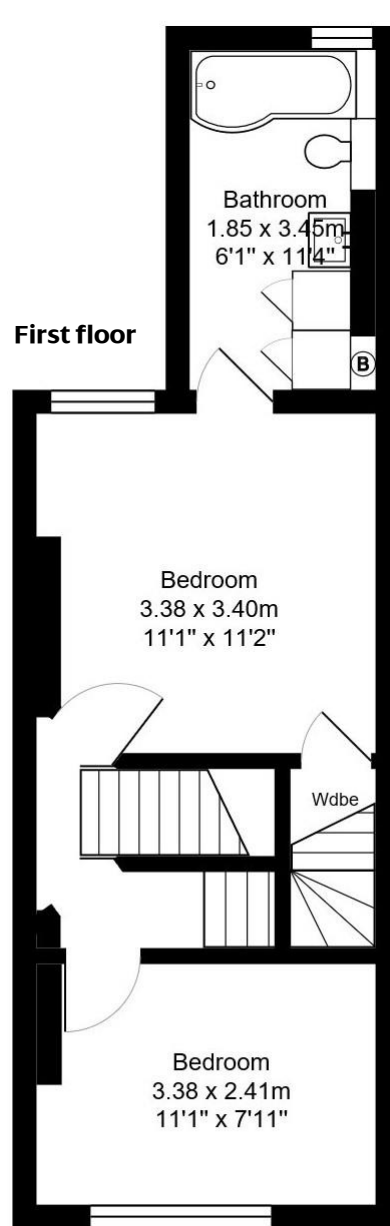
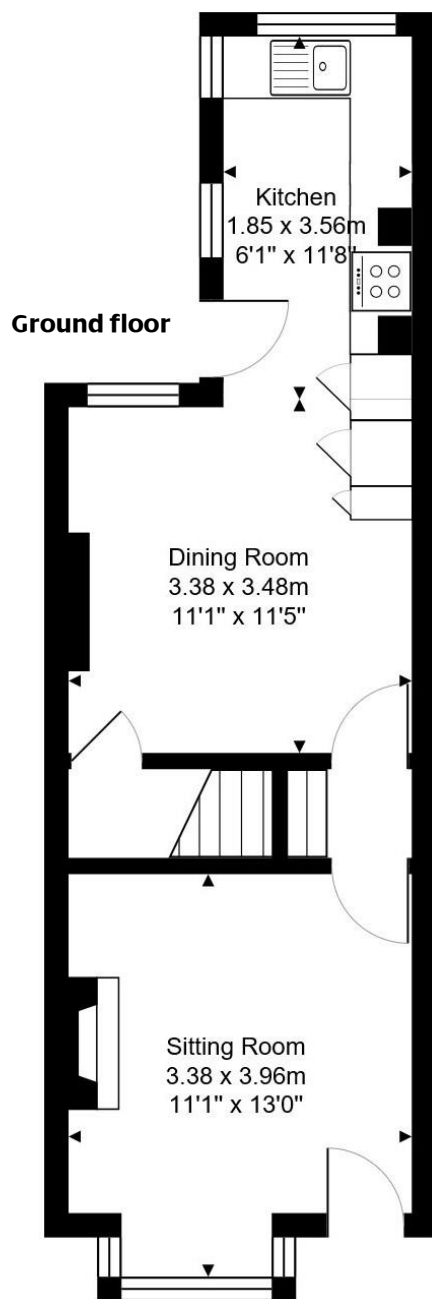
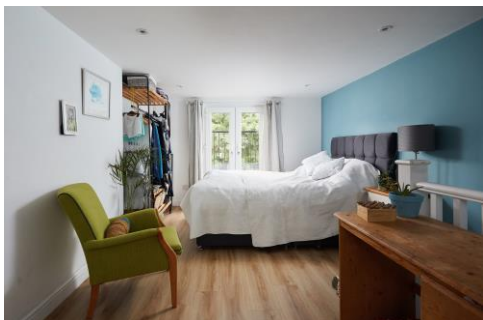
**Council tax band:** C (£1610.34 per annum)

**Current EPC Rating:** D

**Directions:** 184 Silverdale Road, Tunbridge Wells, Kent TN4 9HT

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



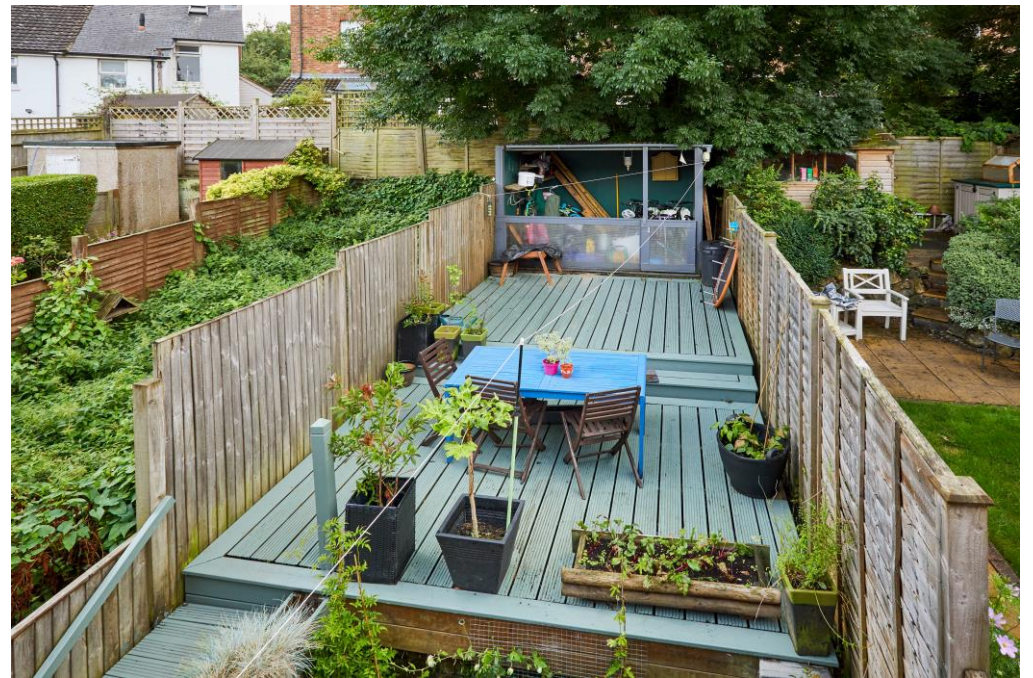
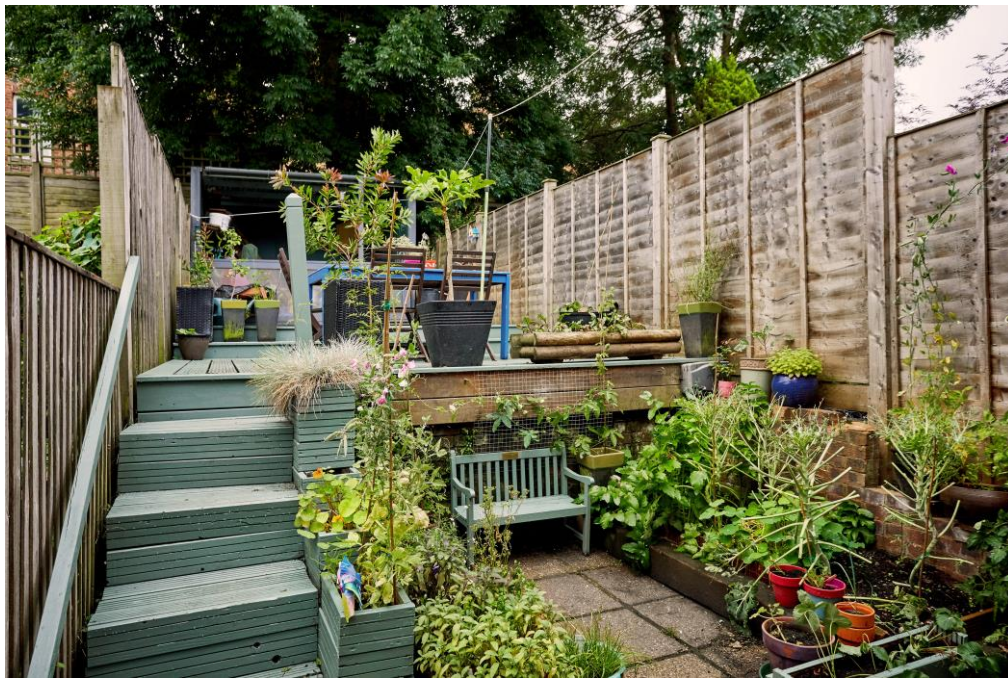
**Approximate internal floor area: 924 sq.ft (85.9 sq.m)**

This plan is not drawn to scale and is for layout guidance only

#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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