



WOOD & PILCHER



- Two Bedroom Mews Property
- Private Road Close To Pantiles
- En-Suite to Master Bedroom
- Modernised Kitchen & Bathrooms
- Allocated Parking Space
- Energy Efficiency Rating: C

Linden Gardens, Tunbridge Wells

GUIDE £375,000 - £400,000

woodandpilcher.co.uk

16b Linden Gardens, Tunbridge Wells, TN2 5QT

A well designed mid terrace mews house set in this private road being walking distance to the Pantiles and mainline station. The property has been greatly improved by the current owners who have modernised the kitchen, bathroom, en-suite and cloakroom. There is a good sized sitting room leading on to a conservatory looking out onto a private garden. On the first floor there is a main bathroom and two bedrooms, the master being en-suite. The property has an allocated parking space to the front.

HALLWAY:

Entered via main entrance door into hallway with vinyl flooring, radiator, stairs to first floor.

CLOAKROOM:

Corner wash hand basin with cupboard under, built in WC, heated towel rail, double glazed window to front, vinyl flooring, tiling to walls.

KITCHEN:

A contemporary kitchen with a range of wall and base units with complimentary worktop, inset sink and drainer with mixer tap, double glazed sash window to front, built in oven, electric hob over with extractor fan above. Built in washing machine, dishwasher, fridge and freezer, tiled flooring and tiling to walls.

SITTING ROOM:

A good sized room with double glazed doors leading into conservatory, two radiators, carpet, built in under stairs cupboard.

CONSERVATORY:

Double glazed conservatory with doors leading out onto rear garden, carpet.

FIRST FLOOR LANDING:

Built in airing cupboard housing wall mounted gas central heating boiler with shelving above.

MASTER BEDROOM:

A double bedroom with two double glazed sash windows to rear, built in wardrobes with dressing table, radiator, carpet.

EN-SUITE:

Shower cubicle, built in WC, wall mounted wash hand basin, heated towel rail, vinyl flooring, tiling to walls.



BEDROOM:

A further double bedroom with two double glazed sash windows to front, built in double wardrobe, built in store cupboard housing pre-lagged hot water tank with shelving above.

BATHROOM:

Panelled bath with Mira shower above, folding shower screen, pedestal wash hand basin, low level WC, vinyl flooring, tiling to walls, heated towel rail, extractor fan, loft access.

REAR GARDEN:

Paved patio area, fencing to boundaries, mature trees and shrubs to borders, wooden shed, gated rear access.

PARKING:

There is an allocated parking space to the front of the property.

SITUATION:

The property is located on Linden Gardens, a pleasant, private road close to the Pantiles and main line station on the popular and sought after southerly side of Tunbridge Wells town centre. In this respect it may well suit anybody seeking a convenient location, slightly removed from the hustle and bustle of our town. Tunbridge Wells town itself has an excellent mix of retailers spread through the Pantiles and the old High Street, the Victoria Place Shopping Mall and the Calverley Road pedestrian precinct. Beyond this is a selection of cafes, restaurants and bars, many of which are again within a short distance of the property. Recreational facilities include golf, cricket, rugby and tennis clubs, a selection of local parks, two theatres, local gyms and a sports centre. For the commuter traveller, the railway station offers fast and frequent services to both London termini and Hastings on the south coast. Properties in this location are traditionally highly regarded and we would encourage all interested parties to make an early appointment to view, to avoid disappointment.

TENURE:

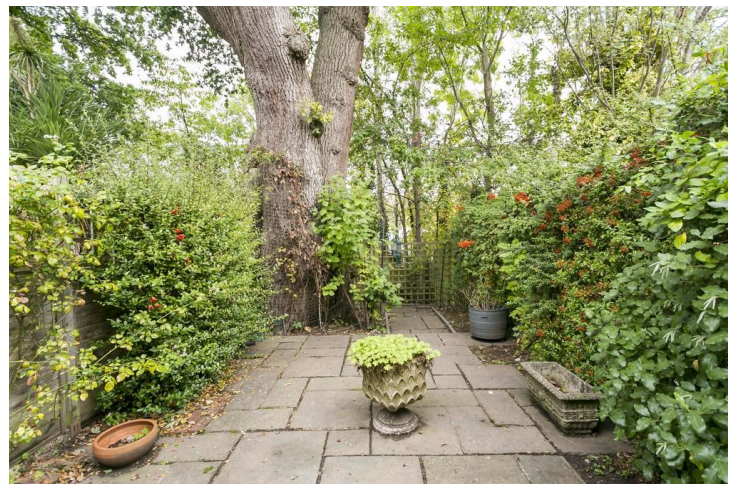
Freehold

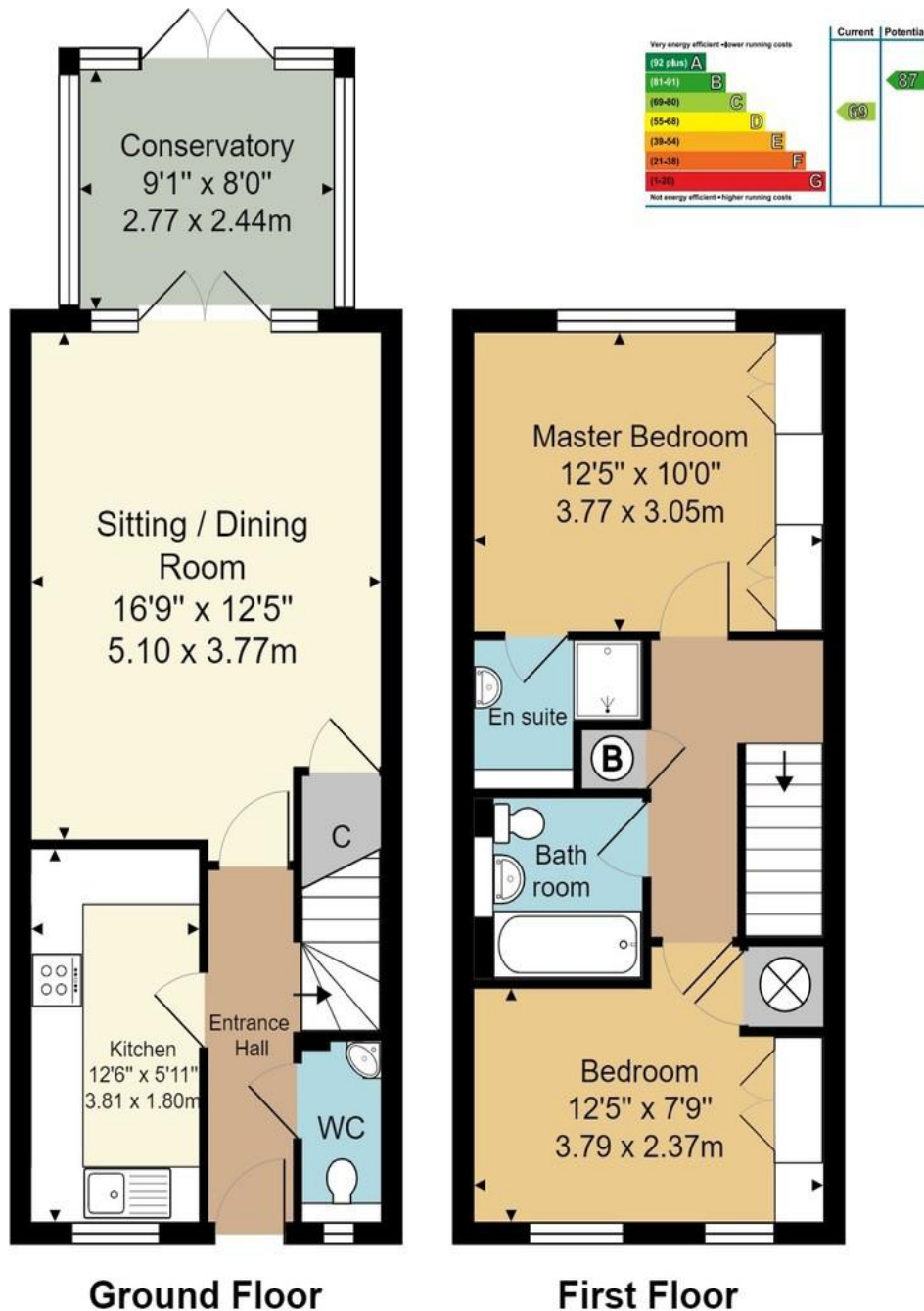
VIEWING:

By telephone appointment to Wood & Pilcher on 01892 511211.

AGENTS NOTE:

There is a communal charge of £480 pa for the maintenance of the front communal parking area and hedging.





Approx. Gross Internal Area: 822 ft² ... 76.4 m²

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.

Wood & Pilcher, 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 or Tenant 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 or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Tonbridge 01732 351135
 Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568