



81 Wilman Road
Tunbridge Wells, Kent

Chain Free – A unique and well-presented family home offering spacious and versatile accommodation throughout, driveway, secluded west facing rear garden, and situated in a sought after location in the popular and vibrant St Johns' area within a short walk of the local schools.

Guide price £470,000 Freehold

Situation: The property is situated in a popular residential area of Tunbridge Wells and lies within close proximity of the town centre and station, as well as being a short walk from the grammar schools and St Johns' Recreational Ground with its open spaces, bowls green, tennis courts, and children's play area.

The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common and there are a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

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 beautifully presented, light, airy and spacious throughout and benefits from a driveway as well as a secluded west facing garden.

Arranged over three floors the accommodation includes, on the ground floor; An entrance hall with wood flooring; a noticeably spacious kitchen/breakfast room with impressive vaulted ceiling with attractive feature beam, Velux window providing a great deal of light, in addition to a window and French doors providing access to the secluded garden, with the room offering a wide range of shaker style wall and base units, complimentary wood work surfaces, gloss tile splashbacks and attractive floor tiling, and integrated appliances including a Zanussi dishwasher, oven, four ring hob, and extractor; and a well-portioned utility room with wall and base units, complimentary work surfaces, stainless steel sink and drainer, and plumbing for a washing machine and dryer.

On the first floor is a spacious landing with three bedrooms, two of which are large doubles, in addition to a spacious living room (extending to over 15ft) with attractive wood effect flooring and open fireplace as it's focal point. Also located on this floor is a large dual aspect bathroom with centrally located free standing bath with shower attachment, attractive floor tiling, and heated towel rail.

On the top floor is a dual aspect double bedroom benefiting from fitted wardrobes and an ensuite bathroom with large walk in shower with attractive gloss wall tiling.

The property is approached via an attractive brick pathway and benefits from a brick driveway to the front, and to the rear is a secluded low maintenance west facing garden with a large pergola to the rear with shed and log store.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Current EPC Rating: D

Property address: TN4 9AL



Wilman Road, Tunbridge Wells, TN4

Approximate Area = 1341 sq ft / 125 sq m

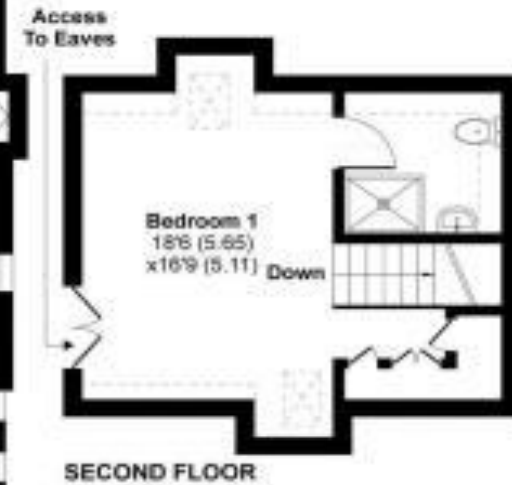
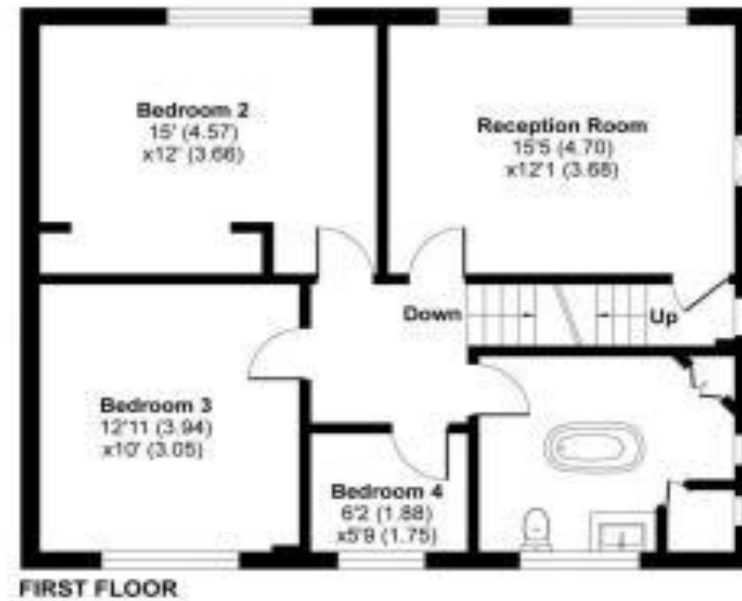
Limited Use Area(s) = 27 sq ft / 3 sq m

Total = 1368 sq ft / 128 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2020. Produced for Maddisons Residential Ltd. REF: 011217



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