



9 Clarendon Way
Tunbridge Wells, Kent



CHAIN FREE A beautifully presented detached home, offering excellent scope to reconfigure and extend if required (STP), benefiting from a good-sized and secluded rear garden, situated in a sought after location within walking distance of Tunbridge Wells town centre, Mainline Station, and The Pantiles.

Guide price £600,000 Freehold

Situation:

The property is situated in a quiet road on the favoured south side of town within walking distance of Tunbridge Wells station and is conveniently located for the Pantiles, town centre and schools. The town is renowned for its comprehensive range of facilities and amenities, including the Royal Victoria Place shopping centre, cinema complex and theatres. For the commuter, Tunbridge Wells station serves London Bridge, Charing Cross and Cannon Street in under an hour.

Description:

The property is an attractive and well-presented detached home, benefiting from spacious accommodation throughout with the potential to reconfigure to provide three bedrooms if required. Arranged over two floors, the accommodation comprises, on the ground floor; an entrance hall; a spacious dual aspect sitting room (extending to almost 16ft) which is light and airy with box bay window; downstairs cloakroom with attractive wall tiling; a well-proportioned dining room; a sun room with French doors providing access to the secluded garden; and a well-proportioned kitchen with a wide range of Shaker style wall and base units, complimentary work surfaces, attractive tile splashbacks, SMEG 4 ring hob and extractor, AEG oven, Bosch fridge/freezer and plumbing for a washing machine, with the room being complimented by attractive floor tiling. On the first floor is a good-sized landing with adjacent double door airing cupboard, two large double bedrooms with the noticeably spacious principle bedroom benefiting from twin fitted wardrobes and a shower, and a well-proportioned family bathroom featuring a bath with shower over, and attractive mosaic wall tiling. If required, it would be possible to reconfigure this floor to incorporate a third bedroom. Outside there is a pretty front garden, and driveway providing parking for several cars, and, to the rear, a secluded and well established garden, mainly laid to lawn, with large Flagstone patio ideal for outdoor entertaining in addition to a raised area of decking to the rear. The property also has an integral garage with power.

Services: Mains water and electricity.

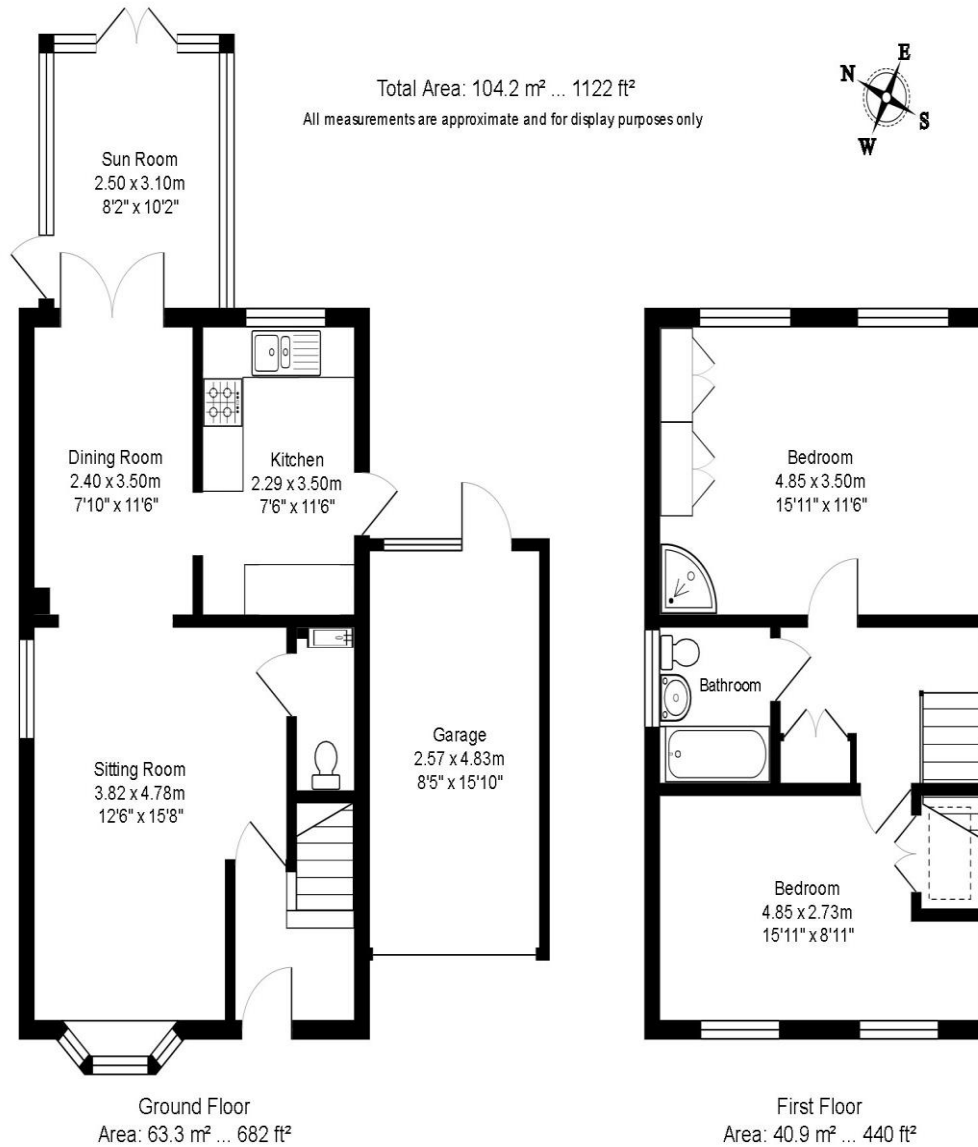
Local Authority: Tunbridge Wells Borough Council

Council tax band: E (£2299.04 per annum)

Current EPC Rating: C

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



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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