



66 Clarendon Way
Tunbridge Wells, Kent

A well presented 3 bedroom terraced family house, offering good-sized and versatile accommodation, benefiting from a low maintenance rear garden, off road parking with car port, store, situated in a quiet road within easy walking distance of Tunbridge Wells town centre, Mainline Station, the Pantiles and amenities.

Guide price £450,000 Freehold

Situation:

66 Clarendon Way 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 terraced house, having been improved providing a versatile living space with well-proportioned accommodation and a good sized rear garden, with the added benefit of recently fitted double glazing throughout, off road parking, car port and large store with power. Arranged over two floors, the accommodation comprises, on the ground floor; an entrance hall with wood effect flooring; a spacious sitting room which is light and airy; downstairs cloakroom, a beautifully designed contemporary open plan kitchen, with attractive Karndean flooring, wooden work surfaces, featuring a good range of shaker style wall and base units, integrated dishwasher, and Bosch four ring hob and oven. The well proportioned dining area is ideal for entertaining with doors leading out to a decked area in the rear garden. On the first floor there are three good sized bedrooms, with the principle benefiting from built in storage wardrobes and cupboard, with the two rear bedrooms enjoying stunning views across the south of town. On this floor is also a recently updated bathroom featuring large walk in shower, with the room having been intricately redesigned to provide a useful amount of storage.

Outside there is a front garden mainly laid to lawn with shrub borders, and a low maintenance rear garden, mainly laid to lawn and bordered by mature plants and shrubs, and a large area of raised decking area for entertaining. A paved pathway leads to the end of the garden to the rear gate leading to the large store with power (offering the possibility to be converted to an office if required) and covered solid carport built to a very high standard.

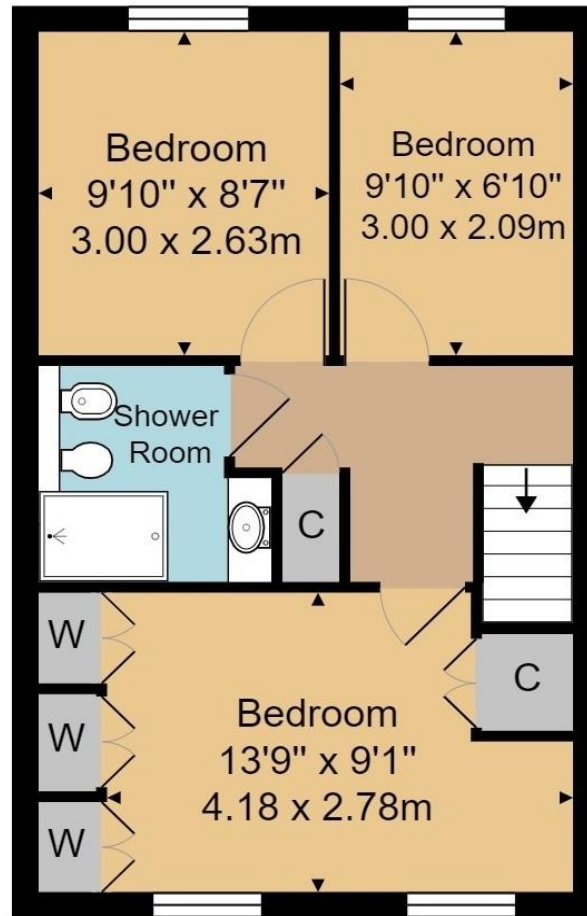
Services: Mains water and electricity.

Local Authority: Tunbridge Wells Borough Council

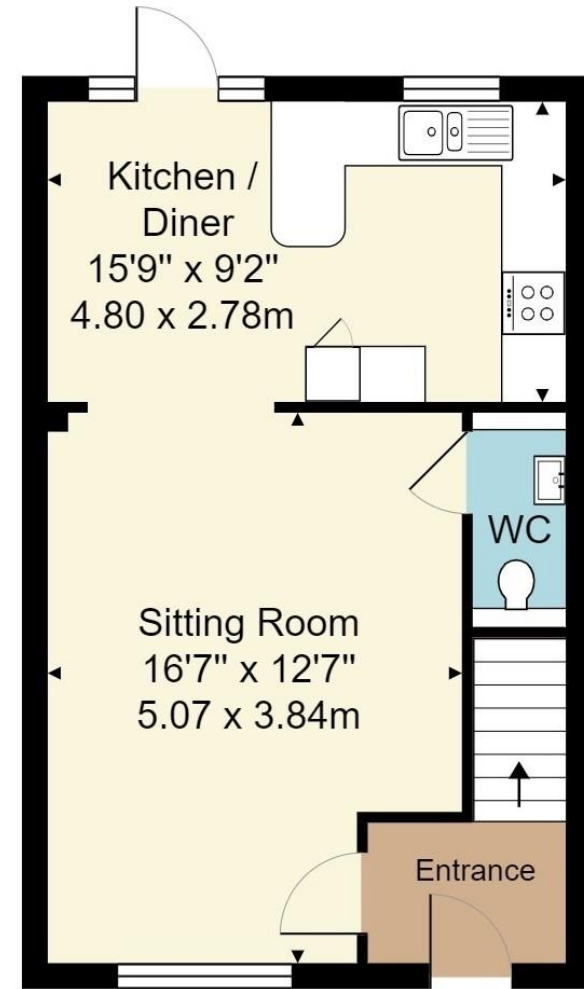
Council tax band: D (£1881.04 per annum)

Current EPC Rating: C





First Floor



Ground Floor

Total Floor Area 826sq. ft.....76.7sq.m.
 All measurements are approximate and are for 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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