

II Kentish Gardens

Tunbridge Wells, Kent



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Description

Offered with no onward chain, this substantial detached house of over 2594 sq ft has very spacious flexible accommodation including a possible self-contained lower ground floor suite/granny flat. The accommodation arranged over 3 floors with 5/6 bedrooms, all doubles, 3 bath/shower rooms (2 en suite). The elegant, spacious drawing room is 33'4" in length and has a large balcony with views, an inset contemporary gas fire, a double aspect outlook and double doors to the balcony with a staircase leading down to the terrace and garden. This is an exceptionally well fitted and equipped kitchen/breakfast room with a range of cupboards and drawers, long granite work tops and integrated appliances. On the first floor the principal bedroom enjoys the views and has an excellent en suite shower room. The lower ground floor has a delightful family room with French doors to the garden, a kitchenette and a bedroom with an en suite shower room. This could be a self-contained suite with its own entrance. There is a double garage to the front and at the rear terraced lawns and includes trees and shrubs.

Tunbridge Wells mainline station for service to London Bridge, Charing Cross and Cannon Street about 50/60 minutes.

Directions

From London Road, A26 take the A262 Frant Road and after 0.5 miles turn right into Broadwater Down. Kentish Gardens is on the right after St Marks church. Turn into the close and bear left and the house is situated on the right.





Tunbridge Wells Sales

18-20 London Road
Tunbridge Wells
Kent TN1 1DA

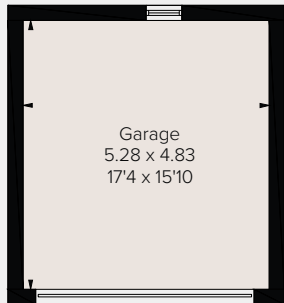
01892 516611

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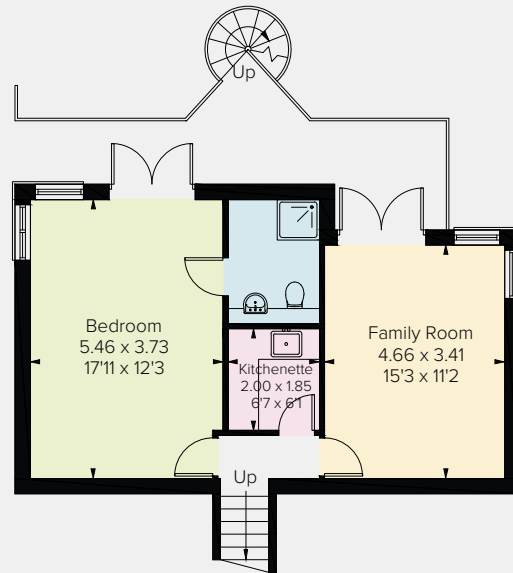


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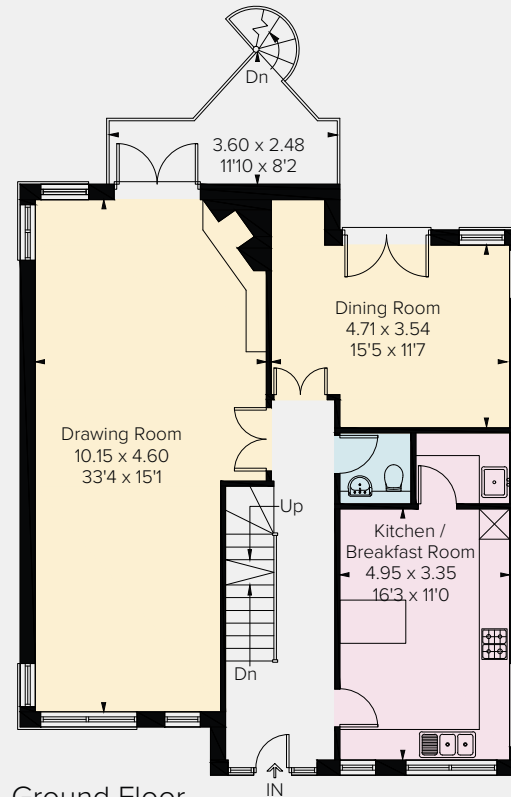
Approximate gross internal area. Main house = 2,594 sq ft / 241 sq m, Garage = 275 sq ft / 25.5 sq m, Total = 2,869 sq ft / 266.5 sq m.



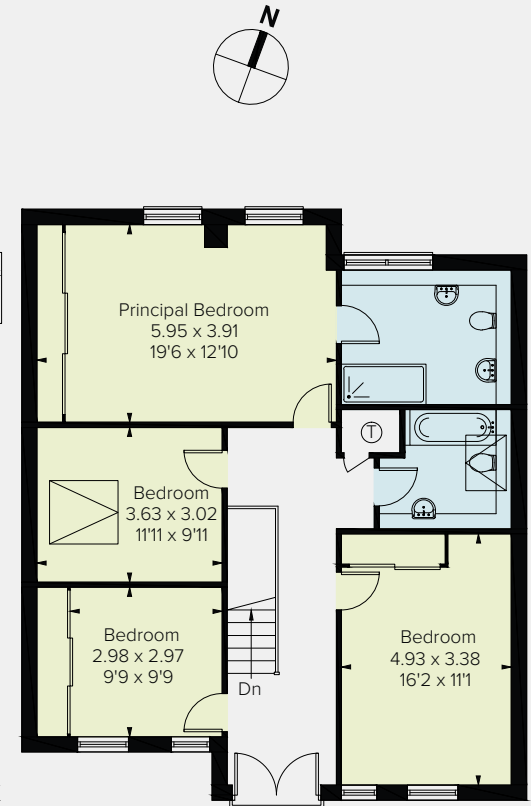
Garage
Area = 25.7 sq m / 276 sq ft



Lower Ground Floor
Area = 48.1 sq m / 518 sq ft



Ground Floor
Area = 96.7 sq m / 1041 sq ft



First Floor
Area = 96.5 sq m / 1039 sq ft

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	