



**South View Road, Tunbridge Wells,  
Guide Price £425,000 Freehold**

- Stunning two bedroom semi detached property
- Modern contemporary family bathroom
- Extended modern fitted kitchen
- Perfect for London commuters
- Original flooring
- Period shutters to the front of the property
- Delightful rear garden
- Close to reputed good schools
- Within walking distance of railways station
- NO CHAIN



A stunning two double bedroom period semi-detached home beautifully presented with charm and elegance throughout the house. This delightful property is situated in a sought after road and comes with that all important off road parking space. Accommodation consists of living room, dining room and extended kitchen downstairs whilst upstairs are two double bedrooms and large bathroom. Original flooring, exposed bricks and shutters to the front of the property provide a real wow factor! There is also a well established rear garden with a patio area ideal for BBQ and entertaining. Ideal for commuters. EPC:D NO CHAIN.

### Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency

### Location

Situated in a popular residential area of Tunbridge Wells and within walking distance to a main line station providing a fast and frequent service to London. Tunbridge Wells town centre is a short drive from this property and offers a range of shops, restaurants, bars and leisure facilities. There are also a small selection of shops within walking distance as well as respected junior and senior schools within the vicinity.

### Ground Floor

You enter the front door and turn left into the good size, bright and light living room with windows to the front and attractive plantation shutters. The original floorboards take you through to the dining room boasting an attractive feature brick exposed fireplace. This room open up into a modern contemporary extended kitchen. The room boasts an attractive range of eye level and base storage units with ample work surface and integrated sink and drainer. There is also a built-in oven together with integrated dishwasher, washing machine and fridge freezer. There is space for table and chairs. A door takes you out to the rear garden. Back through the dining room and stairs take you up to the first floor.



## First Floor

The main bedroom also boasts plantation shutters to the front and benefits along with the second bedroom from over stairs storage. Back out to the landing and to the rear of the property is the modern contemporary family bathroom. Three piece bathroom suite comprising bath with wall mounted contemporary rain shower attachment. Wash basin with vanity storage below and WC to match. Partly tiled with tiled flooring.

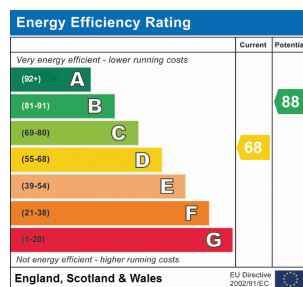
## Outside

Front

All important off road parking space and gated side access to the rear garden

Rear

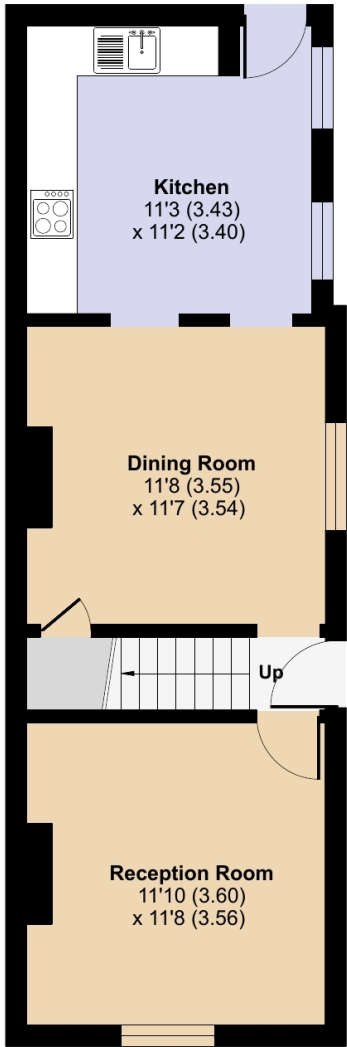
There is a paved area to the rear ideal for entertaining. Lawn bordered by well established flower beds. Small shed to remain. Outside light. Outside tap.



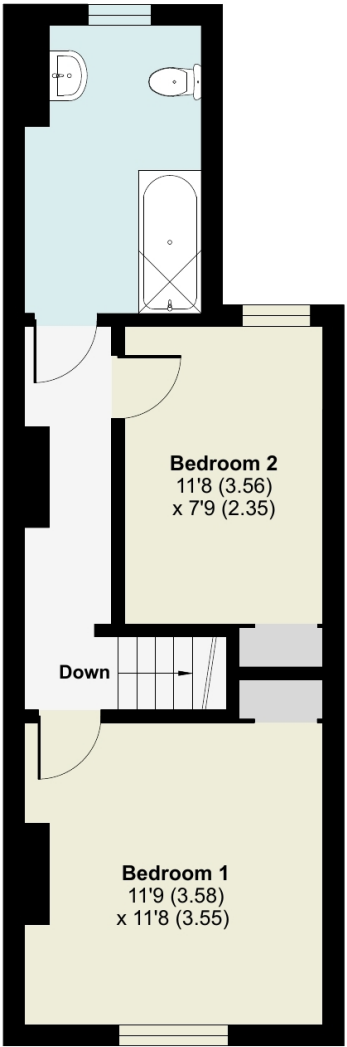
# South View Road, Tunbridge Wells, TN4

Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1095428