



Birken Road, Tunbridge Wells, Kent, TN2 3TL

Guide Price £425,000 Freehold

- Beautifully appointed three double bedroom end of terrace house
 - Three double bedrooms
 - Luxury bathroom
 - Well equipped good sized kitchen
 - A lovely private rear garden backing onto woodland
 - A fantastic family space
 - Walking distance to Skinners Academy
 - Walking distance to the railway station with excellent rail links to London
- MLS.
- NO CHAIN



A BEAUTIFULLY WELL APPOINTED spacious three double bedroom end of terrace house, situated in a popular residential area close to well respected schools and walking distance to the railway station. This delightful family home sits comfortably elevated above the road and has on street parking bays below. The accommodation is spread over two floors with a good sized kitchen, Lounge/dining room and cloakroom on the ground floor, with three double bedrooms and a tastefully arranged well designed family bathroom on the first floor. There is a delightful sunny, well screened rear garden backing onto woodland, and ideal space for recreation, to be enjoyed at the end of a tiring day. This property would suit ideally a FIRST TIME BUYER who can enjoy the generous well presented space throughout. Gas fired central heating. Double glazed throughout. NO CHAIN

Viewing Information

To view this property, please contact Jenny at Mother Goose Estate Agents.

Location

This property is located close to local shops and is within walking distance of the railway station which operates a fast service to all London MLS in less than an hour. Dunorlan Park is within walking distance of the property which is extremely popular with families and dog walkers and the boating lake is a very large attraction especially in the summer months. The very well respected Skinners Academy is within easy reach of the property too as is the well acclaimed Beechwood Sacred Heart School.

Ground Floor

Hallway

Stairs to first floor. Radiator.

Cloak Room

Window to rear. WC. Wash basin.

Living Room/Dining Area

Living Room : Window to the front. Radiator. Dining Area: Double fully glazed patio doors to rear garden. Radiator.



Kitchen

Window to front. Tiled flooring. Marble effect work top housing a deep ceramic sink and drainer. A large Rangemaster cooker (to remain) with extractor fan above. Integrated dish washer and fridge freezer. Space for a tumble dryer. An attractive range of wall mounted eye level and base units. Radiator.

First Floor

Bedroom One

Window to front. Three built-in wardrobes. Radiator.

Bedroom Two

Window to front. Built-in double wardrobe. Radiator.

Bedroom Three

Window to rear. Radiator.

Outside

Front Garden

Mainly laid to lawn with steps up to the front door. Gated access to the rear garden.

Rear Garden

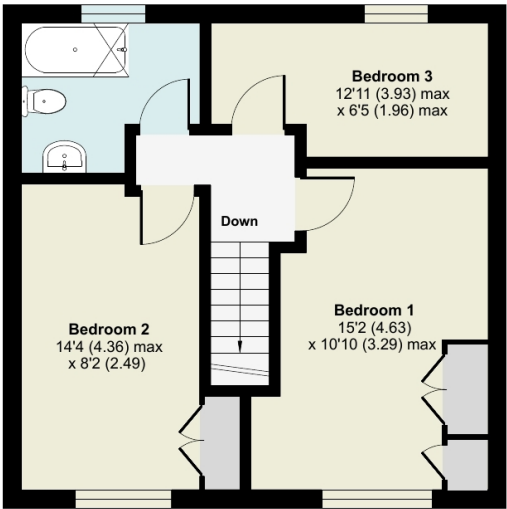
A west facing rear garden with a raised semi circular patio area for entertaining with space for a table and chairs. Large shed for storage with power connected. Tall wooden fence panel surround with gated access to the front.



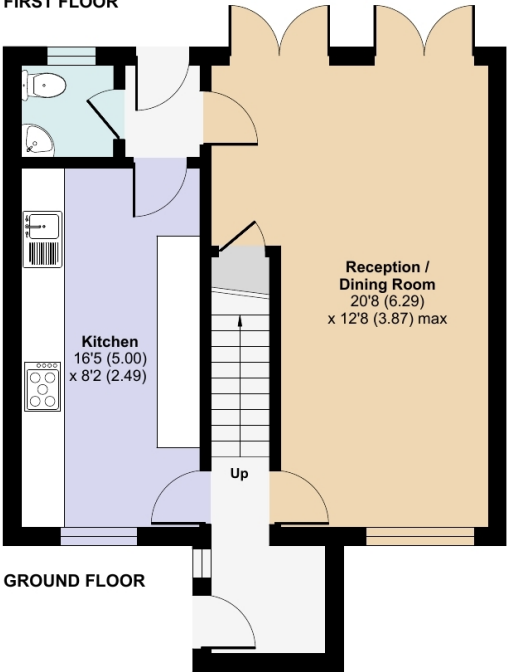
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Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1286597