



49 Willow Tree Road, Tunbridge Wells, Kent, TN2 5PU

Guide Price £300,000 Freehold

- Price Range £300,000 to £325,000
- Three bedroom family home
- Good size kitchen/breakfast room
- Ground floor WC
- Popular residential location
- Close to town centre and train station
- Low maintenance rear garden
- EPC:C



Price Range £300,000 to £325,000 Well presented three bedroom family home situated in this popular residential area well located for some highly regarded schools and Tunbridge Wells town centre.

Accommodation consists of a well proportioned living room, good size kitchen/breakfast room and WC, whilst upstairs are two double bedrooms, one single bedroom and a family bathroom. Additionally there is a low maintenance private and secure rear garden with shed to remain. A real must see property! EPC:C

Viewing Information

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

Location

The property is well located to the South of Tunbridge Wells having easy access to a number of highly regarded schools and withing striking distance of Tunbridge Wells town centre and the train station.



Ground Floor

This well presented three bedroom family home is set back away from the road and is accessed through a front gate with the garden being bordered by a low level hedge. There is a small entrance porch ideal for coats and shoes that takes you into a good size living room. The laminate flooring here is featured in all of the downstairs rooms. From here the inner hallway takes you past the stairs, with useful understairs storage, out to a door to the rear garden. Also there is access to a kitchen/breakfast room with a range of wall and base units and providing ample work surface areas. Additionally there is space for appliances and room for a table and chairs. There is also a very useful downstairs WC.

First Floor

Stairs lead up to a landing area providing access to two double bedrooms, one with built-in wardrobe space and a single bedroom, all with laminate flooring. Also a family bathroom consisting of bath with shower over and wash hand basin.



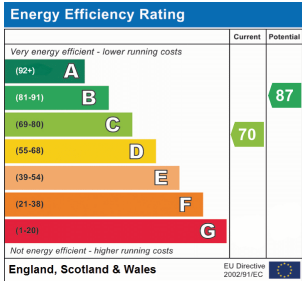
Outside

Front Garden

The front garden is bordered by a low level hedge with a pathway leading up to the front door.

Rear Garden

Low maintenance rear garden being private and secure. Wooden fencing with a gate to the rear. Garden shed to remain.



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Approximate Area = 836 sq ft / 77.6 sq m

For identification only - Not to scale

