



Mereworth Road, Tunbridge Wells, Kent, TN4 9PL

Guide Price £665,000 Freehold

- A beautifully presented spacious three double bedroom semi detached period home
- MINUTES WALK FROM SKINNERS SCHOOL AND OTHER WELL RESPECTED SCHOOLS IN THE AREA
- Wood burning stove in full working order.
- A very spacious open plan kitchen/dining area
- A stunning spacious family bathroom
- Walking distance to the railway station with excellent rail links to London MLS.
- Plantation blinds to remain
- Combi boiler installed Jan 2024
- OFF ROAD PARKING FOR 2/3 CARS



PRICE RANGE £665,000 - £685,000 A beautifully appointed three double bedroom period semi-detached home situated in a very popular residential area of Tunbridge Wells, minutes walk from SKINNERS SCHOOL. This delightful property sits comfortably in a most desirable area walking distance to the railway station, to the town centre and close to shops and local amenities. The accommodation is spread evenly over two floors and comprises a spacious and bright beautifully well equipped kitchen with an extended open plan dining area facing out to the well screened rear garden accessed via bifold doors. In addition there is a separate comfortable spacious living room, with a delightful wood burner and additional bifold doors out to the rear garden and an all important cloak room. On the first floor there are three good sized bedrooms and a spacious luxury bathroom. To the rear there is a generous paved terrace area, ideal for entertaining, combined with a lawn and access to the front. Off road parking for at least two cars. Double glazed throughout. Gas central heating.

Viewing Information

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



Location

This beautifully presented property is situated in the very heart of the popular 'St Johns' area of Tunbridge Wells. It is walking distance to a number of well reputed Junior and Senior Grammar and Comprehensive Schools and the railway station is a short walk offering a fast service to all the London MLS in under the hour. There is the stunning 'St Johns Recreational Park' within minutes walk from the property where families and dog walkers can enjoy the park facilities. There is a regular bus service to Tunbridge Wells Town Centre, also within minutes walk from the property. There are a number of local shops and restaurants close-by and Tunbridge Wells sports centre which has an indoor pool and indoor tennis facilities, is a short walk from the property.

Ground Floor

Porch

A spacious area, part brick and part glazed with step up into the hallway. Tiled flooring. Space for coats.

Hallway

Wood laminate flooring. Stairs to first floor.

Cloak Room

Wood effect flooring. Wash basin and WC to match. Extractor fan.



Kitchen

Windows to front. Wood effect flooring. Plantation blinds to remain. Range cooker with a five gas ring hob and extractor fan above. Integrated Washer/dryer, Dish washer, and fridge all less than 4 years old. Cupboard housing a gas combi boiler installed in January 2024, serviced Jan 2025. Attractive work top housing a one and a half bowl ceramic sink and drainer. Plinth lighting. Halogen spotlights to ceiling. Open plan to dining room.

Dining Room

Bifold doors through to rear garden. Wood effect flooring. Victorian style radiator. A continuation of eye level and base storage units. Space for a large table and 6 chairs.

Living Room

Bifold doors through to rear garden. Additional window to front with plantation blind to remain. Attractive feature fireplace housing a cast iron wood burning stove with an ornate solid wood mantle above. Tiled hearth beneath. Built-in cupboards to both recess areas either side of fireplace. Victorian style radiator.

First Floor

Landing

Window to front. Victorian style radiator. Access to the loft which is fully boarded, insulated and has power connected



Bedroom One

Window to front with plantation blinds to remain. Attractive feature fireplace. Two double built-in wardrobes. Wood effect flooring. Victorian style radiator.

Bedroom Two

Window to front. Plantation blinds to remain. Victorian style radiator.

Bedroom Three/Study

Window to rear. Wood effect flooring. Plantation blinds to remain. Victorian style radiator.

Family Bathroom

Window to rear. Tiled flooring. Attractive roll top stand alone bath with mixer taps. Double fully tiled shower cubicle with wall mounted rain shower attachment. Shelving. Wash basin with WC to match. Chrome ladder style radiator. Recessed halogen ceiling lights.

Outside

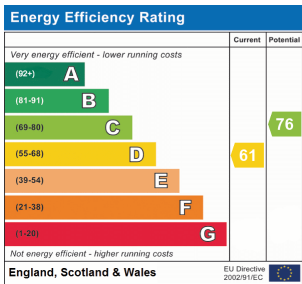
Front Garden

A generous paved driveway with steps up to gated access to rear garden. Space enough for at least two cars. Wood panels to front. Access into porch.



Rear Garden

A wrap around private rear garden with a level area of lawn with a raised deck to the rear with space for a patio table and chairs. An additional raised deck with glass panel division surround. Steps down to paved area below. ample space for relaxing after a long day.



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Approximate Area = 930 sq ft / 86.3 sq m

For identification only - Not to scale

