



**Kirkdale Road, Tunbridge Wells,**  
**Guide Price £350,000 Freehold**

- Two bedroom terraced period property
- Living room
- Kitchen open to dining room
- Good size family bathroom
- Generous rear garden
- Very useful loft area
- Great central location
- EPC:D



A delightful two bedroom terraced period property set in desirable central Tunbridge Wells location. Accommodation consists of living room and a dining room that opens up into a fitted kitchen whilst on the first floor are two bedrooms and a large family bathroom. A real benefit is the loft room ideal for use as a children's room or study. The property also comes with a good size rear garden to include a patio area ideal for entertaining. EPC:D. A real must see property!

### Viewing Information

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

### Location

Set in an attractive and popular road in central Tunbridge Wells. It offers direct access to Camden Road with a great range of independent retailers, bars and restaurants. This road takes you through to the main shopping centre, to include The Pantiles and the Railway Station offering a fast and regular service to London and the Coast. Tunbridge Wells has a host of well respected schools at primary, secondary, independent and grammar levels.



### Ground Floor

You step straight into the living room boasting a feature cast iron fireplace with fitted cupboards to either side of the chimney breast. From here you walk past stairs leading to the first floor into the dining room that also provides very useful understairs storage. The attractive quarry tiled flooring takes you into the open plan fitted kitchen. This has a range of attractive wall and base units and with plenty of wood block work surface areas. There is also an integrated oven and hob, integrated fridge/freezer and washing machine that will remain. Door leads to rear garden.

### First Floor

The main bedroom sits at the front of the property and provides useful overstairs storage as well as a delightful feature cast iron fireplace. To the rear is the good size second bedroom. Back out into the landing you have a large family bathroom consisting of a bath with a single head shower attachment, WC and wash hand basin. From the landing there are paddle stairs leading to the very useful loft room.

### Top Room

Good size and very useful room with some restricted head height and a velux window.



## Outside

Front

Low maintenance courtyard garden with iron railing border

Rear

The garden is mainly laid to lawn with a large brick patio area to the rear ideal for entertaining. Small storage unit also to the rear.

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



# Kirkdale Road, Tunbridge Wells, TN1

Approximate Area = 866 sq ft / 80.4 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Total = 906 sq ft / 84.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1125826