



24 Andrew Road, Tunbridge Wells, Kent, TN4 9DN

PRICE RANGE £399,950 Freehold

- PRICE RANGE £399,950-£415,000
- A two bedroom semi-detached house
- In need of some modernisation
- DRIVEWAY AND GARAGE
- Well screened private rear garden
- IDEAL LOCATION FOR LONDON COMMUTERS AND FAMILIES
- Walking distance to Southborough High Street which serves the community well with a variety of shops and local amenities
- Walking distance from Primary and Senior Schools
- Walking distance from railway station
- NO ONWARD CHAIN



PRICE RANGE £399,950 - £415,000 A well proportioned two bedroom semi-detached house situated in a quiet and very popular residential area of Tunbridge Wells, nestled comfortably at the end of a cul-de-sac. This delightful property would suit FIRST TIME BUYERS perfectly or a professional couple looking to expand their family. It is situated within walking distance of the railway station with a direct fast service to all London MLS in approximately 40 minutes, so this location is perfect for London commuters. There is a DRIVEWAY and a single GARAGE and the accommodation comprises a living/dining room and kitchen/breakfast room on the ground floor with two good sized bedrooms and a family bathroom on the first floor. To the rear of the property there is a well manicured rear garden which backs onto a children's park. Gas fired central heating throughout. Double glazed throughout. In need of some modernisation. NO CHAIN.

Hallway

Wood laminate flooring. Understairs cupboard with power connected. Radiator.



Ground Floor

Kitchen/Breakfast

Dual aspect to front and side. Vinyl flooring. Work top housing a one and a half bowl stainless steel sink unit with drainer. Gas cooker with a four ring gas hob and extractor fan above. Dishwasher to remain. A range of eye level and base wall mounted units. Breakfast area with space for a table and four chairs. Space for fridge freezer.

Living/Dining Room

Wall to wall fully glazed sliding patio doors to the rear garden. Currently uncarpeted. Wall lights to remain. Radiator

First Floor

Landing

Access to loft which is boarded and insulated and has power connected. Airing cupboard with shelving.

Main Bedroom

Large picture window to rear. Built-in double wardrobe. Radiator.

Bedroom Two

Two windows to front. Built-in double wardrobe and additional built-in units for storage. Radiator.



Family Bathroom

Window to side. Three piece bathroom suite comprising a bath with front panelling and a wall mounted hand held gravity shower unit. WC and washbasin to match. Wall mounted toiletries cabinet with light above. Vinyl flooring. Wall mounted chrome ladder style radiator.

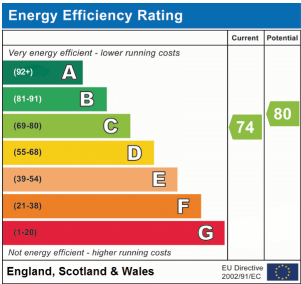
Outside

Front garden.

Area of grass housing a mature tree. Pathway to the side leading up to the front door. Driveway for one car and a single garage with an up and over door. Access to rear garden through the garage.

Rear Garden

A well screened area with a block brick patio leading onto an area of lawn. Tall mature hedging to the rear and to the side. Access to the garage and to a shed which is to remain.



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Approximate Area = 732 sq ft / 68 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 865 sq ft / 80.3 sq m

For identification only - Not to scale

