



Powder Mill Lane, Tunbridge Wells,

Guide Price £375,000 Freehold

- OPEN HOUSE Saturday 11th Jan 11am until 1pm
- Delightful three bedroom family home
- Open plan kitchen/diner area
- Desirable residential location
- Walking distance to train station
- Large family friendly rear garden
- Family bathroom with separate shower
- EPC:C

OPEN HOUSE Saturday 11th January 11am until 1pm.
Delightful three bedroom terraced family home set in a desirable location close to sought after schools, local shops and the main line station with fast services to London and the coast. Accommodation consists of a living room and kitchen/diner on the ground floor whilst on the first floor are three bedrooms and the family bathroom. A real feature of this home is the good size private and secure rear garden ideal for families. A real must see property. EPC:C.

Viewing Information

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

Location

This family home is superbly located for a host of popular and desirable schools. As well as local shops nearby it is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links with High Brooms station being just a short walk away.

Ground Floor

Set well back from the road by a large area of green the property has a courtyard garden to the front with a low level wall surround. You enter immediately into a small hall with space for coats, shoes etc. Laminate flooring runs through from the hall into a large living room with a small bay window to the front and a feature fireplace. From here you go through to a large bright and light kitchen/diner. The kitchen has a range of attractive wall and base units with ample work surface areas. There is also space for an oven, fridge/freezer, washing machine and tumble dryer and useful understairs storage space. Additionally there is ample room for a dining table and chairs. Windows and a patio door out to the rear garden allows plenty of light to stream through the room.

First Floor

The upstairs has a landing with doors to all three bedrooms with the main bedroom benefiting from useful built-in wardrobe space. The family bathroom is fully tiled, consisting of a bath, WC and wash hand basin. This room benefits from a separate shower cubicle.



Outside

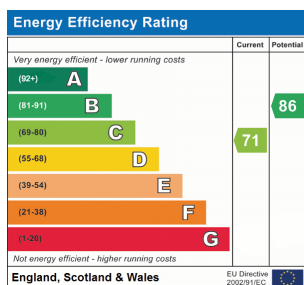
Front Garden

Low level wall with gated access to low maintenance courtyard garden.

Rear Garden

A real benefit of this property is the large secure family friendly garden mainly laid to lawn with a decking area immediately adjacent to the property being an ideal space for entertaining.

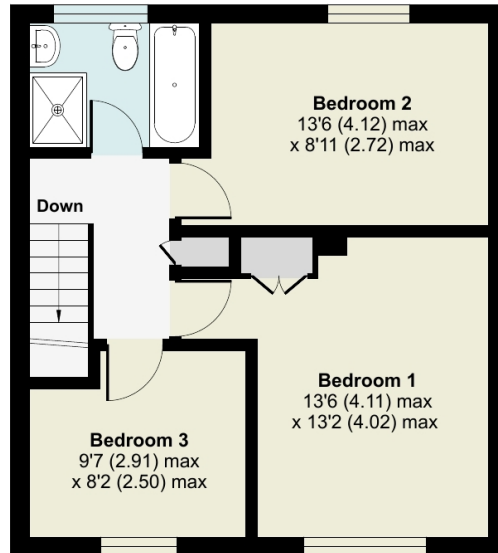
There is rear and side access to the garden which also comes with two sheds, one with power.



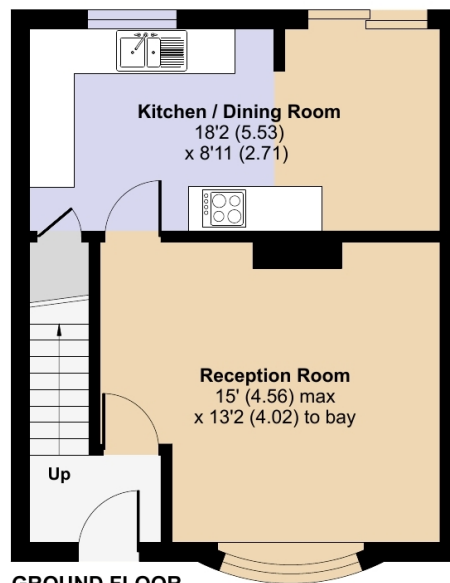
Powder Mill Lane, Tunbridge Wells, TN4

Approximate Area = 868 sq ft / 80.6 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). © nixhcom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1217744