



**28 Yew Tree Road, Tunbridge Wells, Kent, TN4 0BA**

**PRICE RANGE £750,000 Freehold**

- PRICE RANGE £750,000 - £775,000
- BEAUTIFULLY PRESENTED SUBSTANTIAL FIVE BEDROOM SEMI-DETACHED PERIOD HOME
- TWO OFF ROAD PARKING SPACES
- Three bathrooms - one en-suite
- Beautifully well appointed open plan kitchen/dining room
- Period charm with some contemporary styling
- Well manicured and well screened mature rear garden
- Walking distance from Primary and Senior Schools
- Walking distance from railway station
- IDEAL LOCATION FOR LONDON COMMUTERS AND FAMILIES



**\* PRICE RANGE £750,000 - £775,000\*\*FANTASTIC FAMILY ACCOMMODATION\*** A beautifully appointed very spacious bay fronted FIVE BEDROOM semi-detached period home on three levels, situated in a very popular residential area, walking distance to the railway station and many well respected local Grammar and Comprehensive Schools. This very majestic looking property sits comfortably on a corner plot with two generous parking spaces to the rear and it boasts well manicured and well established rear gardens. The well proportioned accommodation is spread generously over three floors with each room oozing an abundance of natural light as a result of the many windows throughout. The owners have created a clever combination of period and contemporary charm. The property has adapted to the rear to offer a delightful 'open plan' kitchen/dining room overlooking the pretty rear gardens. On the ground floor there is a kitchen with a dining area and a living room, there are three good sized bedrooms (one ensuite) and a family bathroom on the first floor, and the second floor comprises two further double bedrooms and an additional bathroom. The well screened and well established pretty rear garden is approximately 100' in length with a gated access to both the front and the rear leading onto two large off road parking places. Gas central heating. Double glazed throughout.



## Viewing Information

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

## Location

This property is situated in a very popular residential area of Southborough village on the edge of Tunbridge Wells. There is a wide range of local shopping and recreational facilities close-by. It is within walking distance of well respected junior and senior schools and also within walking distance of the railway station which offers fast and frequent services to London MLS in under an hour. Tunbridge Wells shopping centre is a short drive from the property offering an enviable variety of most High Street labels. There are some beautiful woodland walks close-by and Tunbridge Wells has a number of local parks to choose from to serve all families and dog walkers. Tonbridge station is a short drive from the property. For the health conscious and keen fitness individuals there is an Indoor Tennis Centre. to include a gym, two swimming pools and sports and fitness facilities in general, only a short walk from the property.

## Ground Floor

### Hallway

Karndean flooring. Two x Radiators. Under-stairs recess area for hanging coats. Built-in under-stairs cupboard for storage.



## Living Room

Large bay fronted window with bespoke radiator below. Feature fireplace (not currently in use). Built-in cupboards to recess. Dado rail.

## Kitchen

Two windows to side. Partially glazed door to rear garden. Karndean flooring. Speckled work top housing a one and a half bowl stainless steel sink. Plumbing for washing machine. Space for a large fridge freezer. Space for a Rangemaster gas cooker. An attractive range of eye level and base units. Open plan through to dining area.

## Dining Area

Fully glazed patio doors opening out onto rear patio. Karndean flooring. Feature period fireplace. Wall mounted ladder contemporary style radiator.

## First Floor

### Landing

Radiator.

### Bedroom One

Very large picture window to rear. Two built-in wardrobes. Feature fireplace. Radiator.



## Ensuite Shower Room

Sliding door. Tiled flooring. Fully tiled shower cubicle with wall mounted gravity shower unit. Wash basin. WC to match. Extractor fan. Recessed ceiling spotlights.

## Family Bathroom

Window to side. Tiled effect flooring. Fully tiled shower cubicle with wall mounted gravity shower unit. Partially integrated wash basin with built-in vanity cupboards below and flat surface above. WC with concealed flush. Large wall mounted chrome ladder style radiator.

## Bedroom Five/Study

Window to side.

## Bedroom Two

Large bay window to front. Wooden floorboards. Dado rail. Radiator.

## Second Floor

### Landing

Under eaves open storage area. Loft hatch.





Bedroom Three

Window to side. Feature period fireplace. Built-in cupboard. Radiator.

Bedroom Four

Two large picture windows to side. Radiator.

Family Bathroom

Window to side. Tiled effect flooring. Three piece bathroom suite comprising a panelled bath with wall mounted gravity shower unit. WC and wash basin to match. Wall mounted chrome ladder style radiator.

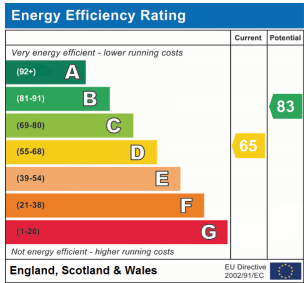
Outside

Front Garden

Gated access from the front into a large paved front garden abundant with a number of mature trees and shrubs.  
Gated access to the rear.

Rear Garden

Approximately 100' well screened rear garden accessed via a gate from the front. A paved patio area with steps up to a beautifully arranged mature garden with an abundance of trees and mature shrubs housed in large colourful flower beds. A delightful small ornamental fish pond, home to a koi carp and others. Outside lighting. Shed with power connected to remain. Gated access to the rear to two large off road parking spaces.



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Approximate Area = 1815 sq ft / 168.6 sq m

For identification only - Not to scale

