



**46 North Farm Road, Tunbridge Wells, Kent, TN2 3XD**

**Guide Price £400,000 Freehold**

- OPEN HOUSE SAT 24TH MAY 11.00am -1pm APPTS ONLY
- PRICE RANGE £400,000 - £420,000
- PERFECT FOR LONDON COMMUTERS AND FIRST TIME BUYERS
- Beautifully presented end of terrace family home
- Quiet and desirable residential cul de sac
- Large picture windows
- Good sized family accommodation, near to local schools
- Walking distance to the railway station with excellent rail links to London MLS.
- Short drive to the large retail park





**\*OPEN HOUSE SAT 24TH MAY 11.00am-1pm APPTS ONLY\*\***  
**PRICE RANGE £400,000-£420,000\*** A beautifully presented, spacious three bedroom end of terrace family home, situated in a quiet cul-de-sac within walking distance of the railway station which offers a regular fast direct service to all the London mainline stations in under an hour. This delightful practical home offers good sized accommodation for a growing family, and would suit FIRST TIME BUYERS perfectly. The property benefits from having a number of large picture windows offering plenty of natural light throughout. It is spread over two floors comprising a kitchen/breakfast room, a cloak room and a living room on the ground floor. On the first floor there are three bedrooms and a family bathroom. To the rear is a well maintained rear garden with side access to the front. It is walking distance to Tunbridge Wells Town Centre and equally close to the large retail park, which has an abundance of great shops and amenities to suit all families.

### Viewing Information

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



### Location

This well presented home is situated in a quiet cul de sac within walking distance of the railway station which operates a fast service to all the London MLS less than an hour. Tunbridge Wells Town Centre is a short drive from the property which has an abundance of shops, cafeterias and theatres to be enjoyed by all age groups. The large retail park is also a short drive from the property which offers a large variety of retail units and restaurants. It is also walking distance from a number of very well respected Junior and Senior Schools.

### Ground Floor

#### Hallway

Wood laminate flooring. Stairs to first floor. Two built-in storage cupboards to include an additional under-stairs cupboard for storage . Radiator.

#### Living Room

Large picture window to the front. Wood laminate flooring. Built-in cupboard for storage. Radiator.

#### Cloak Room

Window to rear. WC with wash basin to match. Radiator.





## Kitchen/Breakfast Room

Window to rear. Partly glazed door to rear garden. Work top housing a stainless steel sink unit and drainer. Dish washer (included), space for a fridge freezer and plumbing for a washing machine. Free standing electric oven with a four ring electric hob above (included) Extractor fan above. Built-in larder. Space for a breakfast table and four chairs.

## First Floor

### Landing

Cupboard housing a gas boiler (condenser). Two additional cupboards for storage.

### Bedroom One

Window to front. Two double fitted wardrobes and a fitted single wardrobe. Radiator.

### Bedroom Two

Large picture window to rear. Radiator.

### Bedroom Three/Study

Window to front. Radiator.

## Family Bathroom

Window to rear. Laminate flooring. Three piece bathroom suite comprising a bath with wall mounted electric Triton shower unit, a wash basin with built-in vanity units below, and a WC to match. Radiator.

## Outside

### Front Garden

An area of lawn with flower beds housing some mature shrubs and plants. Access to the rear.

### Rear Garden

A paved area, ideal for 'Al Fresco' entertaining, leading onto an area of lawn. Wooden fence panel surround. Built-in useful garden storage cupboard.

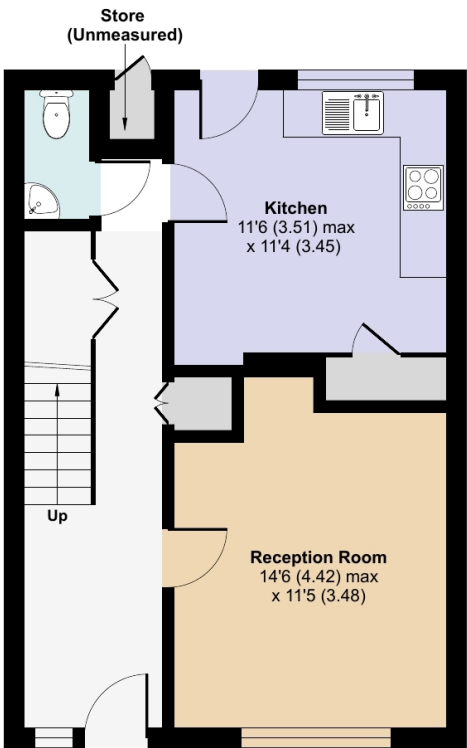




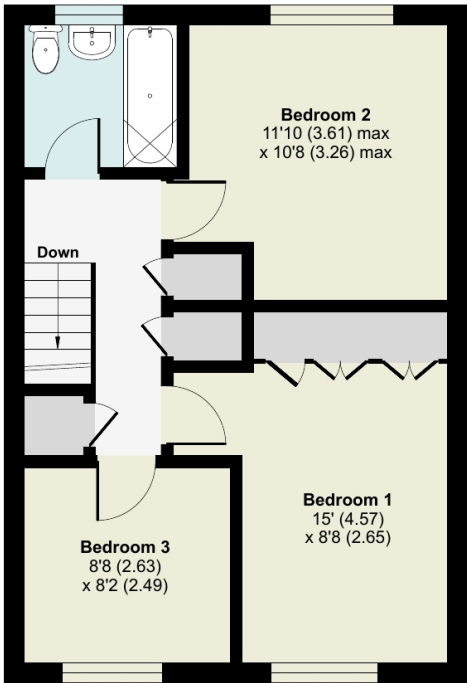
North Farm Road, Tunbridge Wells, TN2

Approximate Area = 935 sq ft / 86.8 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1289612