



**2 Napier Road**  
Tunbridge Wells Kent

A beautifully presented and spacious period property having been tastefully updated and extended to create an exquisite family home, benefiting from a delightful south facing garden, Summer House, and situated in a sought after residential area on the favoured south side of Tunbridge Wells within easy reach of the town centre.

## Guide price £675,000 Freehold

### Situation:

The property is situated in an enviable position in a much sought after residential road in the popular Hawkenbury village area of Tunbridge Wells, the town centre being approximately one mile distant providing a comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. The property is also within a short walk of glorious open countryside, meaning its location is a perfect mix of town and country living.

There are a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and the highly favoured St Peter's Primary School is within easy reach. For the commuter, the mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

### Description:

The property is an impressive period family home which has been refurbished and extended to a high standard by the current owners to provide beautifully presented and well-proportioned accommodation which is light and spacious throughout. The house also benefits from replacement fitted sash style double glazed windows throughout, which are very much in keeping with this desirable period home.

The accommodation is arranged over three floors and includes, on the ground floor; an entrance hall with oak engineered flooring; an adjacent downstairs w/c; a delightful living room again with oak engineered flooring and featuring an attractive fireplace with brick surround and wooden mantle; a stunning and spacious kitchen/dining/family room with a wide range of gloss finished wall and base units with Corian work surfaces, underfloor heating, fitted appliances including an AEG oven, Whirlpool microwave and NEFF dishwasher, a central island with AEG induction hob and oak work surface, with the room providing ample space to house a dining table in addition to a sofa (making it an ideal area for families or entertaining alike). The room is also complimented by a large lantern skylight and bi-fold doors running across its width providing a great deal of light and giving access to and views of the secluded south facing garden. Adjacent to the kitchen is a good-sized utility room with gloss finish wall and base units providing additional storage with oak work surfaces, plumbing for both a washing machine and dryer, and stainless steel sink with mixer tap over; and a good-sized boot room. On the first floor are two double bedrooms, one of which having fitted wardrobes and delightful iron period fireplace, as well as a family bathroom featuring a bath with rain shower over, high pressure delivery system, low level w/c, wash basin with mixer tap over and storage beneath, attractive wall and floor tiling, and chrome heated towel rail. On the top floor is the principal double bedroom with twin windows providing a good deal of natural light, and a contemporary ensuite bathroom featuring large walk in shower with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, attractive gloss wall tiles, and patterned tile flooring.

To the front is a garden laid to stone and boarded by a brick wall and hedge providing a good sense of seclusion, and to the rear is a delightful and secluded south facing garden mainly laid to lawn with attractive borders, raised decked area ideal for outdoor entertaining, a patio area with Indian Flagstone, and large insulated summer house with power, ideal for home working or playroom.

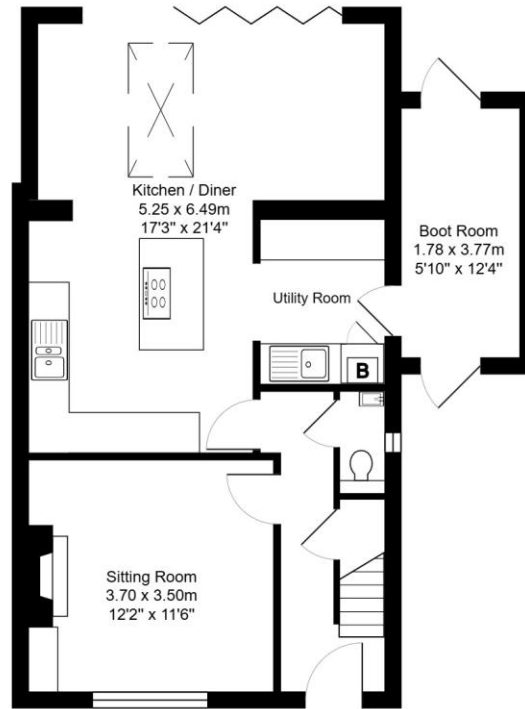
**Services:** Mains water and electricity. Gas-fired central heating  
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121  
**Council Tax Band:** C

**Current EPC Rating:** D  
**Postcode:** TN2 5AT

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week





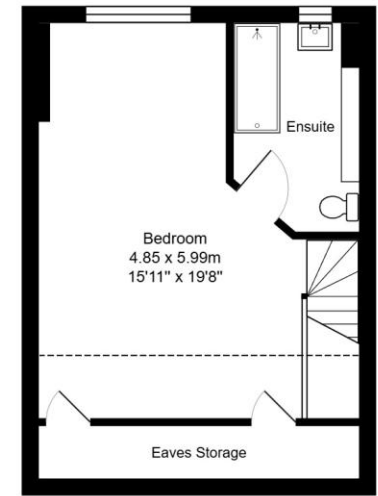
Ground Floor  
Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup>

Total Area: 129.1 m<sup>2</sup> ... 1390 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only.



First Floor  
Area: 38.3 m<sup>2</sup> ... 412 ft<sup>2</sup>



Second Floor  
Area: 29.0 m<sup>2</sup> ... 313 ft<sup>2</sup>

#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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