



15 Trinity Close
Tunbridge Wells Kent

CHAIN FREE A spacious and attractive Georgian style town house providing versatile accommodation set in a quiet cul de sac with secluded south west facing private garden in addition to beautiful communal lawns, within walking distance of Dunorlan Park, and within easy reach of the town centre and mainline station.

Guide price £650,000 Freehold



Situation:

The property is situated in an enviable position in a much sought after quiet cul de sac set back from the road in a much sought after exclusive development within walking distance of Dunorlan Park and within easy reach of the town centre. Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

This attractive and spacious Georgian style town house provides versatile accommodation over three floors, would benefit from light modernisation, and provides the opportunity to reconfigure as required to suit every need.

The home is arranged over three floors and includes, on the ground floor; a large entrance hall with adjacent downstairs w/c, and two good-sized storage cupboards; a kitchen with door to the rear providing access to the secluded garden, a wide range of Shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, stainless steel 1 ½ bowl sink with mixer tap over, Zanussi oven and hob, Bosch dishwasher, and Miele washing machine; and a well-proportioned dining room with attractive wood flooring and door providing access to the garden. Also located on the ground floor is an integral garage with power providing useful additional storage.

On the first floor is a landing, a large formal living room extending to 18ft (5.48m) with attractive wood flooring and two double glazed sash style replacement windows providing a good deal of natural light, and a spacious principal bedroom again extending to 18ft (5.48m), with two replacement sash windows providing a good deal of natural light and views of the garden, fitted wardrobes with additional integrated bedroom furniture, and an en suite bathroom featuring a large walk in shower, low level w/c, pedestal wash basin, and attractive gloss wall tiling.

On the top floor is a landing with adjacent airing cupboard and skylight providing natural light, three further bedrooms, and family bathroom featuring a skylight, bath with shower attachment, low level w/c, pedestal wash basin, and gloss wall tiling.

To the front is a driveway and area of lawn, and to the rear a secluded private garden with a southerly aspect featuring a large patio ideal for outdoor entertaining, a raised area of lawn and attractive mature plants and shrubs. The property also enjoys use of extensive and beautifully kept communal grounds.

Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

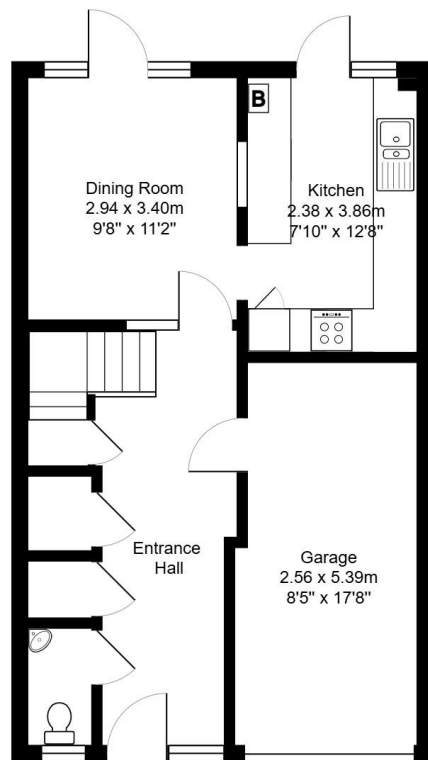
Council tax band: F

Current EPC Rating: D

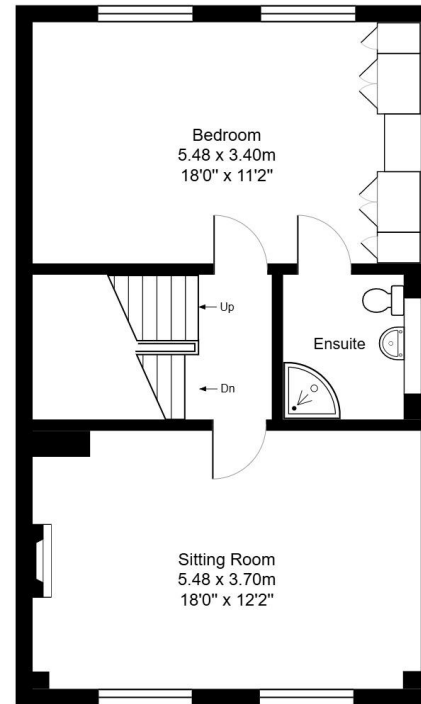
Estate Management Charge: £650 p.a.

01892 619888 www.greenlizardhomes.co.uk

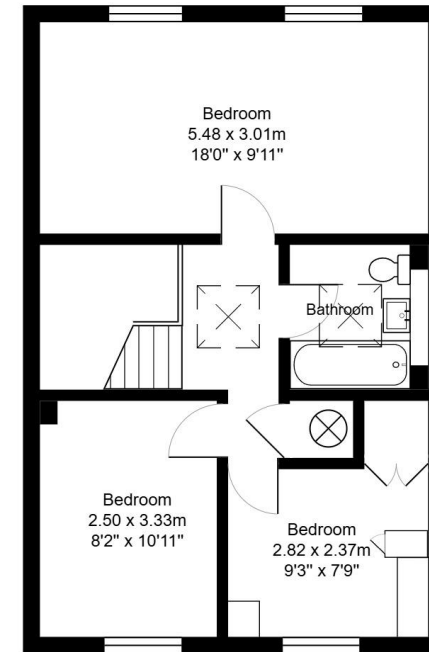
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 51.6 m² ... 555 ft²



First Floor
Area: 51.6 m² ... 555 ft²



Second Floor
Area: 47.5 m² ... 512 ft²

Total Area: 150.7 m² ... 1622 ft²
All measurements are approximate and for display purposes only

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.



01892 619888 www.greenlizardhomes.co.uk

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 email: info@greenlizardhomes.co.uk