



Newlands Road, Tunbridge Wells, Kent

Offers in excess of: £950,000









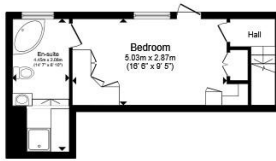
Freeman Forman are delighted to present this extended four-bedroom detached family home, offering a very generous rear garden and in-out driveway, located on the popular Newlands Road which is close to Schools and Mainline Railway links. The property offers great floor space, single garage and two garden outbuildings. An internal viewing comes highly recommended.

Accommodation: The ground floor includes an entrance hall, cloakroom with WC, open plan kitchen/diner, living room with fireplace, and a spacious garden room with views across the rear garden. Stairs rise from the entrance hall to the first-floor landing, allowing access to three double bedrooms with fitted wardrobes and a family bathroom. Stairs lead down from the garden room to the lower ground floor double bedroom with en-suite shower and bathroom. There is a large loft space at the property which could lend itself to conversion, subject to any necessary consents. Other benefits include a gas fired central heating system and double glazing throughout.

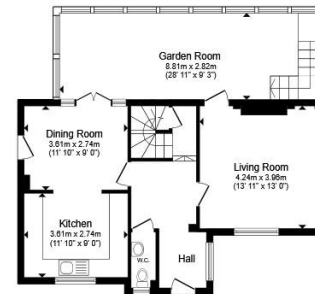
Outside: Located to the front of the property is an in/out driveway, with a car port to the side of the property which leads onto the single garage. The rear garden is a particular feature of the property and is of a very generous size, offering plenty of privacy and seclusion. There is a detached garden conservatory and a large timber summer house, both with power and light. Located towards the back of the garden is a greenhouse and area to grow vegetables/fruit.

Location: The property is situated close to the Royal Victoria Place shopping precinct and the Town Centre with many major national stores, a wide variety of individual shops and numerous restaurants. There are highly regarded schools including separate grammar schools for girls and boys, recreational amenities including a sports and leisure centre, cinema complex, theatre, two golf courses, and two mainline stations with services to London Charing Cross & Cannon Street in approximately 50 minutes. The major road network of the A21 leading into the M25 is again easily accessible to the north of Tunbridge Wells for other national motorways and Heathrow and Gatwick airports.

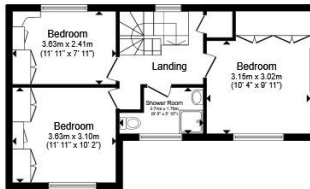




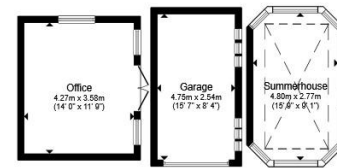
Lower Ground Floor



Ground Floor



First Floor



Outbuilding

Total floor area 186.0 m² (2,002 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io





Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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