

13 NELSON ROAD

TUNBRIDGE WELLS, TN2 5AW



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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TUNBRIDGE WELLS. TN2 5AW

Kings Estates are pleased to present this spacious four-bedroom Victorian family home, rich in period charm and offering generous living space, a stunning master suite and a sunny south-east facing garden.

- Well presented throughout
- Spacious four-bedroom Victorian family home
- Beautiful period features throughout
- Bay-fronted sitting room with log burner
- Separate dining room with garden access
- Modern kitchen with quartz worktops
- Impressive top-floor master suite
- South-east facing rear garden
- Within one mile of Tunbridge Wells town centre and mainline station with fast London links
- Close to Hawkenbury Recreation Ground, Dunorlan Park and excellent local schooling options

Energy Efficiency Rating: D





THE PROPERTY

Kings Estates are pleased to present this spacious four-bedroom, two-bathroom Victorian family home, beautifully blending timeless period character with modern living.

From the moment you step inside, the quality and charm are evident, with original wooden flooring, high skirting boards, ornate coving and a classic bay window setting the tone. The sitting room is a welcoming space centred around a log burner with hearth, complemented by bespoke alcove cupboards and shelving, while the adjoining dining room offers a wonderful place to entertain, complete with a feature fireplace, understairs storage and doors opening directly onto the garden.

To the rear of the property sits a stylish modern kitchen finished with quartz worktops, matching upstands and an inset sink with mixer tap. A comprehensive range of integrated Neff and Bosch appliances includes an oven with gas hob and extractor hood, washing machine, fridge, freezer, dishwasher and eye-level microwave, creating a practical yet elegant space for everyday family life. A cloakroom with basin and window sits conveniently off the kitchen, with a further door providing access to the garden.

The first floor offers three generous bedrooms, each retaining charming feature fireplaces, with two overlooking the rear garden, alongside a family bathroom fitted with a bath and shower over.

The top floor is dedicated entirely to an impressive master suite, a light-filled triple-aspect space currently arranged as a bedroom, dressing area and additional reception area, complete with space for a sofa and built-in wine cooler. The ensuite bathroom is fully tiled and finished to a high standard, featuring a large walk-in shower with drench head, floating wash hand basin and underfloor heating. Outside, the south-east facing rear garden is mainly laid to lawn, with a decking area ideal for entertaining and a useful garden shed, offering a private and sunny retreat.

OTHER INFORMATION

Tenure - Freehold

Council Tax Band - D -
Tunbridge Wells Borough Council

We advise all interested purchasers to contact their legal advisor and seek confirmation of this information prior to an exchange of contracts.

HAWKENBURY

The picturesque village of Hawkenbury has a local post office and convenience store, butchers and numerous sports and leisure facilities.

Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, known for its charming Georgian colonnade, summer jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants, and a mixture of national multiple retailers and independent shops.

Amenities: Close by there is a local village store / post office and the popular and well-renowned Fuller's Butcher. The impressive, award-winning Bluewater Shopping Centre is only 26 miles away, and if you want to escape to the coast, then the lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: Close by are Hawkenbury and Dunorlan Parks and all the recreational amenities they have to offer, including children's play areas, tennis courts, a boating lake and AstroTurf pitches for hockey and football. Other recreational amenities nearby include Grosvenor Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club, Tunbridge Wells Cricket and Tennis Club, Royals Bowls Club and St John's Sports Centre which offers an abundance of leisure facilities.

State and Private Schools: The property is within the catchment area for many highly regarded schools, including St Peter's CE and Claremont primary schools and Skinners', TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondary schools.

Mainline rail and bus: Tunbridge Wells (a quarter of an hour's walk), with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes. Local bus service into town and local area within five minutes' walk.

Communications: The A264 joins the A21 just outside the town, which links the South coast to the M25 (junction 5) London orbital motorway and the national motorway network. Gatwick Airport is about 23 miles to the West, accessible via the motorway or the A264.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

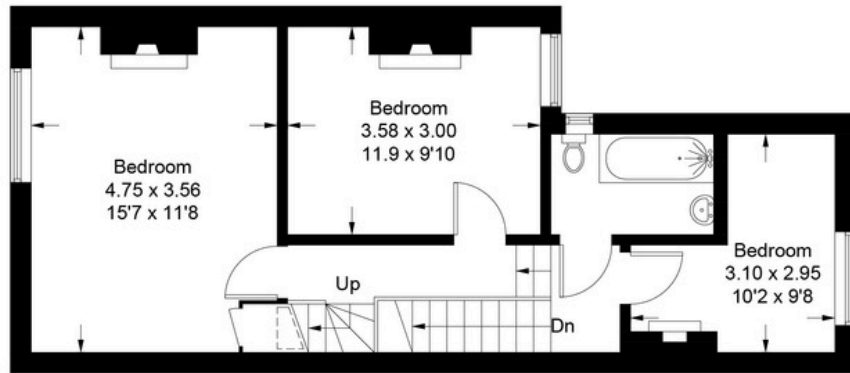
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Approximate Gross Internal Area = 136.5 sq m / 1469 sq ft



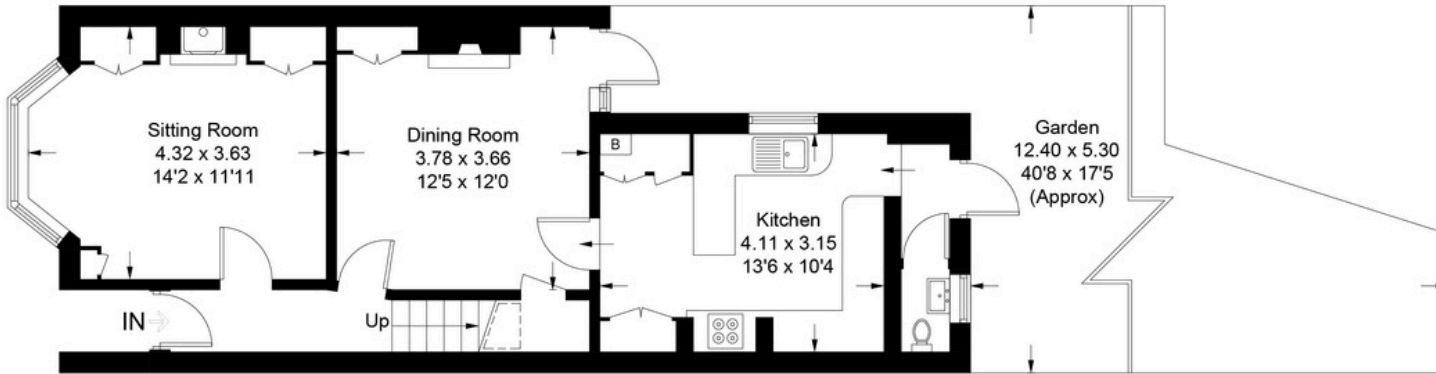
 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1269314)

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