



KINGS ESTATES

PROFESSIONALS IN PROPERTY



15 Grecian Road

Tunbridge Wells, Tunbridge Wells

Kings Estates are proud offer this charming three bedroom Victorian town house with No Onward Chain, in Tunbridge Wells' sought-after 'Village' area within walking distance of The Grove park, Claremont Primary School, and train station.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain!
- Situated in the popular 'Village' area of Tunbridge Wells
- Beautifully presented Victorian mid-terraced town house
- Close to The Grove Park, The High Street and Tunbridge Wells Train Station
- Located on a no through road
- Ground floor includes a sitting room with decorative fireplace
- Lower ground floor features a dining room and well-appointed kitchen
- First floor offers a separate WC and two double bedrooms
- Three double bedrooms set over three floors
- Recently landscaped enclosed rear courtyard garden





Kings Estates are proud to offer this beautifully presented three-bedroom Victorian town house offering charming and comfortable living space arranged over three floors, nestled within the desirable 'Village' area of Tunbridge Wells with No Onward Chain. Boasting three double bedrooms, a landscaped enclosed rear courtyard garden, this property combines modern convenience with classic character.

As you enter through the front door, you are welcomed into the entrance hall, which sets the tone for the elegance and warmth found throughout the home. The ground floor features a cosy sitting room with a decorative fireplace, perfect for relaxing or entertaining guests. Additionally, there is a small third double bedroom/study, providing flexibility for various lifestyle needs.

Descending to the lower ground floor, you will find a spacious dining room that offers an ideal setting for family meals or gatherings with friends. The well-appointed kitchen, complete with a convenient back door leading to the courtyard garden, is a haven for culinary enthusiasts. The lower ground floor also houses a bathroom with a shower over the bath, providing convenience and functionality.

Ascending to the first floor, you will discover a separate WC for added convenience. The main bedroom is generously proportioned and provides a peaceful retreat, while an additional smaller double bedroom offers versatility and can be used as a guest room or a home office. Throughout the property, gas central heating ensures comfort all year round.

OTHER INFORMATION

Tenure - Freehold

Council Tax Band - E - 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.

'The Village' area

Situated in a sought-after no through road, the property enjoys a prime location within walking distance to The Grove, Claremont Primary School, and Central Station. The Village area of Tunbridge Wells is renowned for its diversity of property styles and offers a fantastic lifestyle with its close proximity to The Grove, the old High Street, The Pantiles, and the main line railway station, providing convenient commuter services to both London and the south coast. The bustling retail centres of Tunbridge Wells, including the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianized precinct, are just a short half-mile away.

Residents of this area benefit from a vibrant and popular modern centre with a wide range of amenities, including well-known high street names, beautiful architecture, independent retailers, charming restaurants, and cosy cafes. Abundant parks and Tunbridge Wells Common offer opportunities for leisurely strolls or outdoor activities.

The property is also within close proximity to highly regarded schools, such as Claremont Primary School, as well as a selection of independent and selective secondary and preparatory schools.

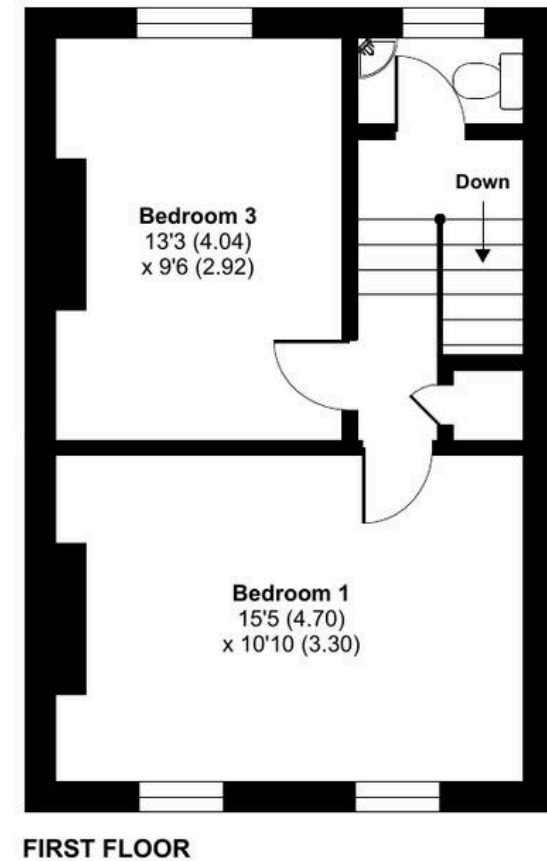
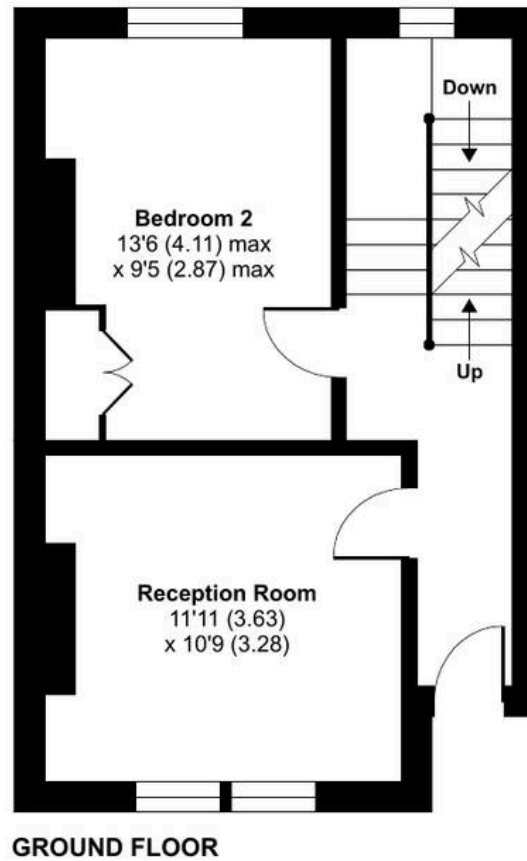
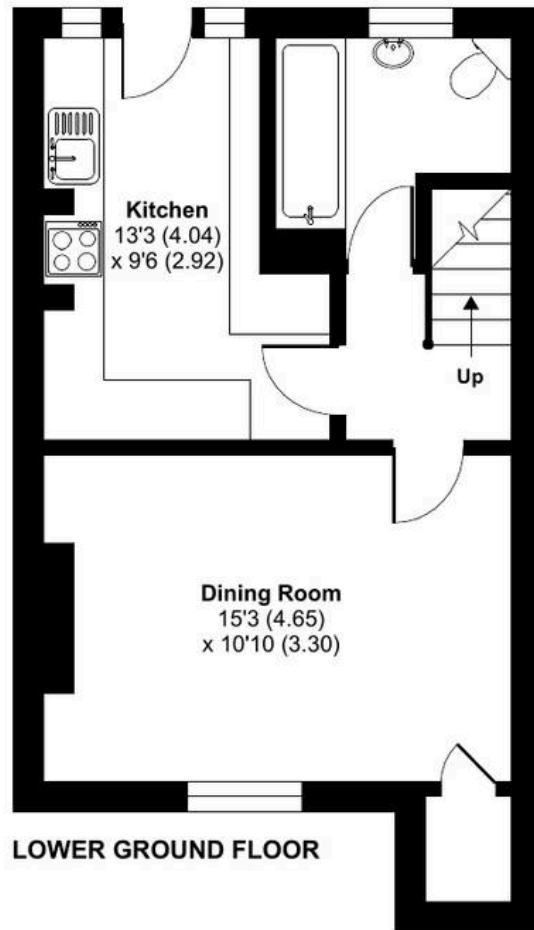
Nearby leisure facilities include golf, tennis, rugby, and cricket clubs, providing ample options for active pursuits. For those seeking cultural experiences, Tunbridge Wells Assembly Halls and Trinity Theatre are easily accessible, offering a variety of entertainment options.



Grecian Road, Tunbridge Wells, TN1

Approximate Area = 1145 sq ft / 106.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Kings Estates. REF: 1005598





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