



KINGS ESTATES
PROFESSIONALS IN PROPERTY



23 Cromwell Road

Tunbridge Wells

Kings Estates are pleased to present this two bedroom end of terrace period home in central Tunbridge Wells, a short walk from the town centre and station.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Sought after central Tunbridge Wells location
- Walking distance to town centre
- Walking distance to mainline station
- Two double bedrooms
- End of terrace period home
- Light and airy accommodation
- Well presented throughout
- Well designed kitchen
- Stylish modern bathroom
- Private low maintenance courtyard garden





Kings Estates are pleased to present this beautifully presented two bedroom end of terrace period home on the ever popular Cromwell Road, set within a prime central Tunbridge Wells location within walking distance of the town centre and mainline station.

The ground floor offers a generous and light filled sitting room, enhanced by large windows that create a welcoming sense of space. To the rear is a well designed kitchen, providing a practical and functional space with direct access out to the private low maintenance courtyard garden, ideal for easy outdoor dining and relaxing. Also located on the ground floor is a stylish modern bathroom, finished with contemporary fittings, a clean neutral design and a calm, fresh feel.

Upstairs, there are two well proportioned double bedrooms, both offering good natural light and comfortable proportions.

OTHER INFORMATION

TENURE - Freehold

COUNCIL TAX BAND - C - 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 LOCATION

Enjoying a highly desirable central Tunbridge Wells setting, this attractive home is perfectly positioned for those seeking convenience, lifestyle and excellent schooling. The town centre is within easy reach, offering an extensive range of shopping, cafés, restaurants and leisure facilities, along with the historic Pantiles, renowned for its charming Georgian colonnade, independent eateries and regular events throughout the year.

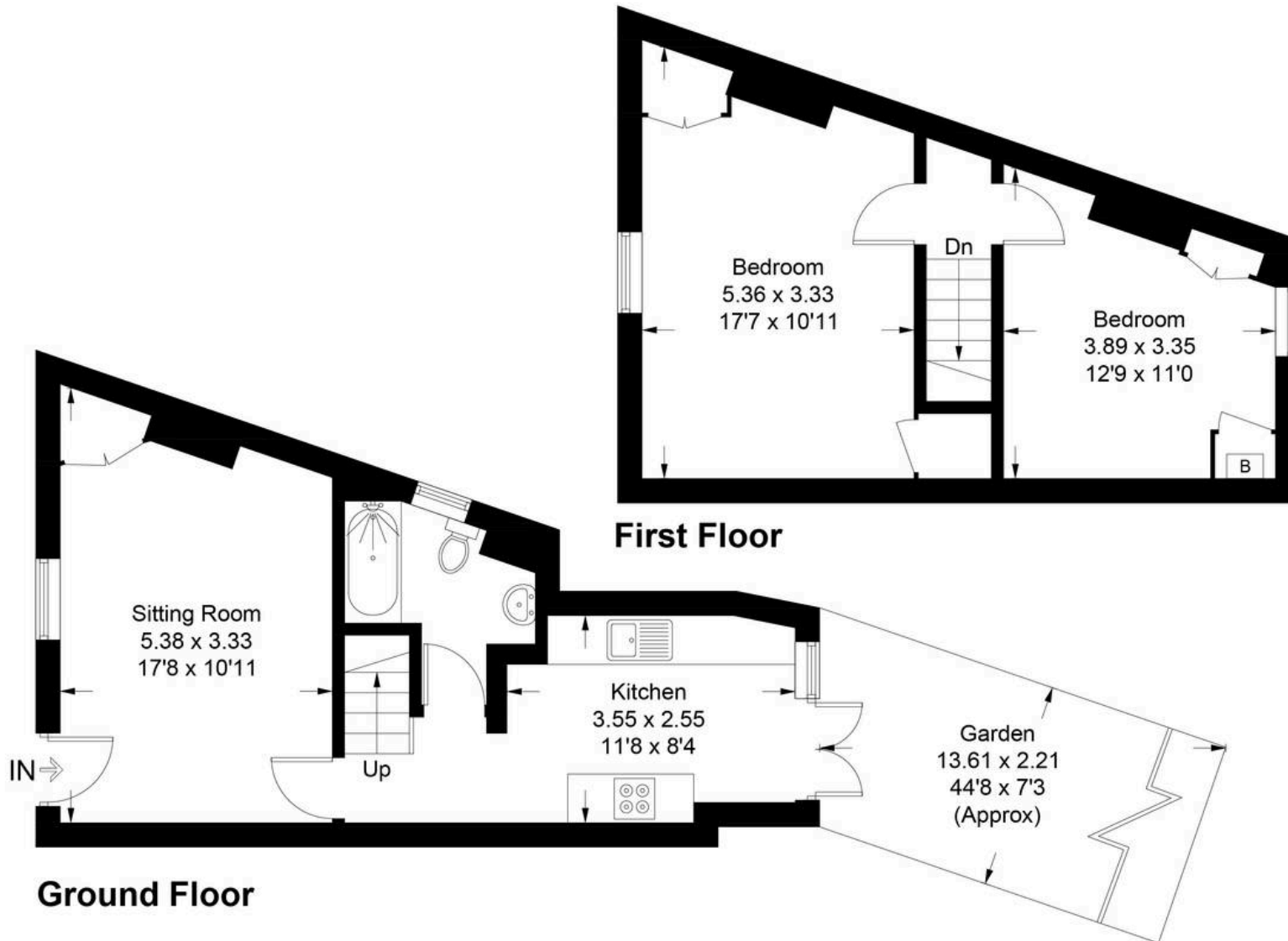
For day to day convenience, Dunorlan Park Stores can be found at the end of the road, ideal for picking up everyday essentials, whilst commuters will appreciate the accessibility of Tunbridge Wells mainline station with its regular services to London.

Nearby recreational facilities include the popular Nevill Golf Club, Tunbridge Wells Lawn Tennis Club and the beautiful open spaces of Dunorlan Park, perfect for walking, recreation and family outings. Hawkenbury is also close by, offering further shopping, sporting facilities and a strong sense of community.

Families are particularly well served, with the property ideally positioned between several highly regarded primary schools including Claremont Primary School, St James' Church of England Infant & Junior Schools, and St Peter's Church of England Primary School, together with the excellent range of sought after grammar and independent schools for which Tunbridge Wells is so well known.



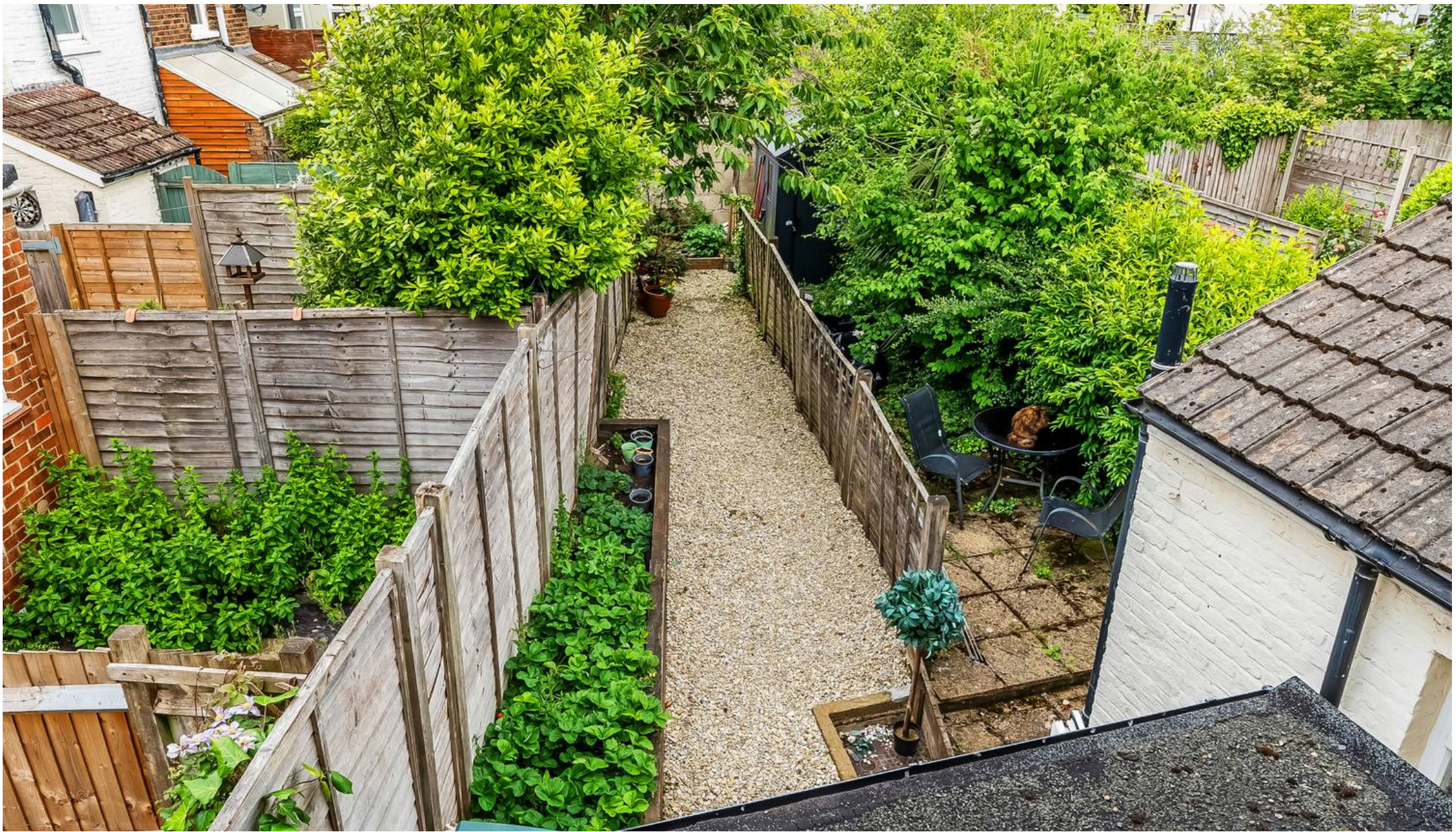
Approximate Gross Internal Area = 65.5 sq m / 705 sq ft



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. (ID1311021)

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