



188 Silverdale Road, Tunbridge Wells, Kent TN4 9HT

Price Range: £325,000 - £350,000 Freehold

When experience counts...

est. 1828  
**bracketts**

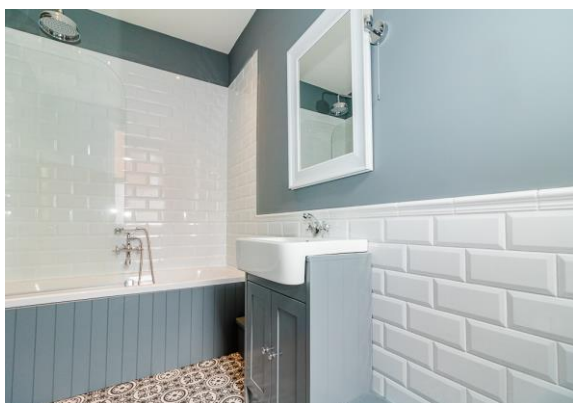


The property is situated in the convenient and popular area of High Brooms, Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station and within easy reach of Tunbridge Wells town centre. This home has been significantly improved and updated, with a contemporary interior, offering spacious, light and airy accommodation throughout with a spacious through reception room / kitchen. The improvements include a new kitchen, bathroom, and downstairs WC, in addition to new flooring and carpets, as well as updated electrical wiring, central heating and plumbing. There is a bay window providing a good deal of light to the front and a period wrought iron period fireplace lending a character feel to the reception room. There is a newly fitted downstairs WC and understairs storage cupboard. The stylish kitchen has a range of modern Shaker-style wall and base units, integrated dishwasher, four ring hob and extractor, together with French doors providing access to the garden. The first floor has new carpets, a landing and two good-sized bedrooms, with the well-proportioned principal bedroom having twin sash windows, a large built-in wardrobe and a period wrought iron fireplace. Also located on this floor is the spacious and newly fitted family bathroom featuring a bath with period-style taps, with rain shower over in addition to a separate shower attachment, sink with fitted cupboard beneath, low level WC, period-style heated towel rail, with the room being complemented by brick tiles and tongue and groove panelling. To the front of the property is a paved garden bordered by a brick wall and to the rear is a south facing garden mainly laid to lawn bordered by hedgerow, an area of slate shingle for table and chairs and a shed. There is a right of way across the garden and this house has a further right of way giving side access.

- No Onward Chain
- Close to Station
- Refurbished by Current Owner
- Excellent Decorative Order
- Contemporary Stylish Accommodation
- New Kitchen, Bathroom, Flooring and Carpets
- Within a Short Walk of the Mainline Station and Amenities
- 2 Bedrooms
- Through Reception Room
- South Facing Rear Garden







## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

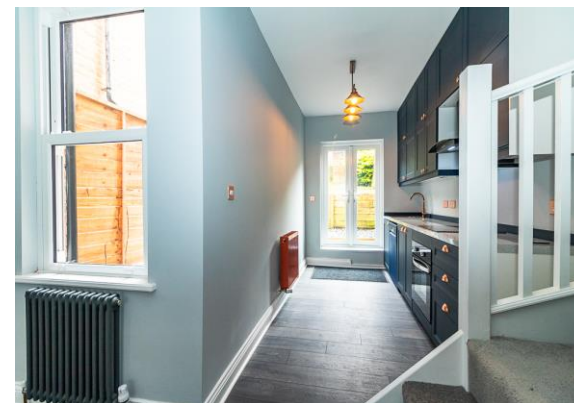
Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

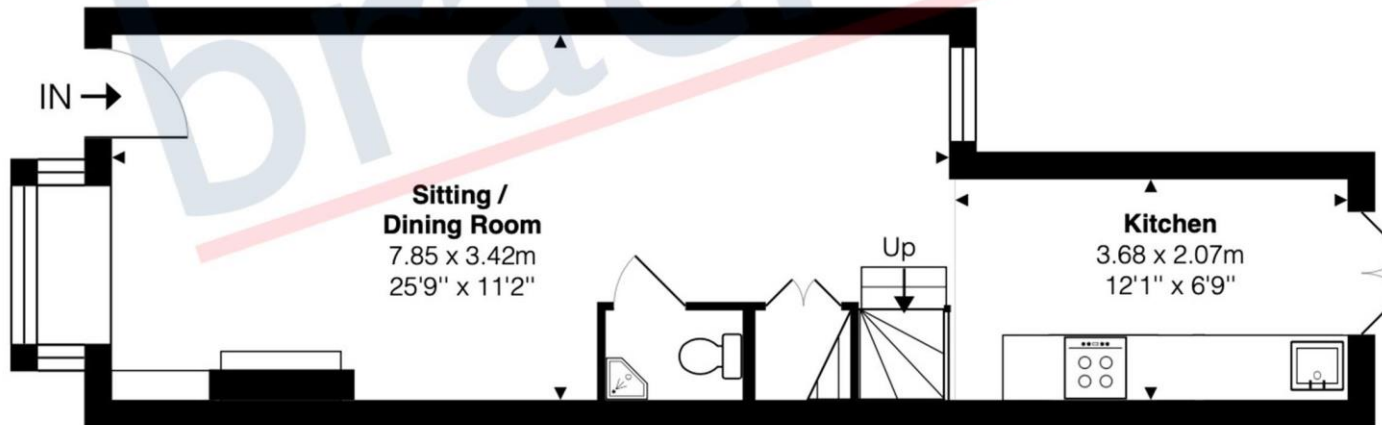
Council Tax Band: C



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**First Floor**  
Approx 373 sq m / 34.6 sq ft



**Ground Floor**  
Approx 34.6 sq m / 373 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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