



Maryland

Princes Street, Tunbridge Wells, TN2 4SL

SUMNER PRIDHAM

A beautifully presented character house in a central sought-after location, close to the mainline station, town centre and parks. Features include exposed original floorboards throughout and a wood burning stove in an attractive kitchen/ family room leading out to a private walled garden.

Hall, Cloakroom, Kitchen/Family Room, Sitting Room, 3 Bedroom, Bathroom, Gas Fired Central Heating, Garden, Permit Parking

£565,000 Freehold

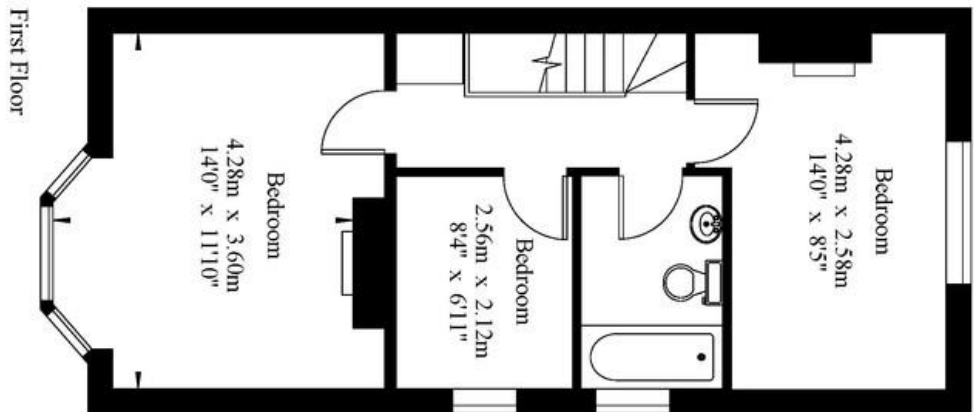
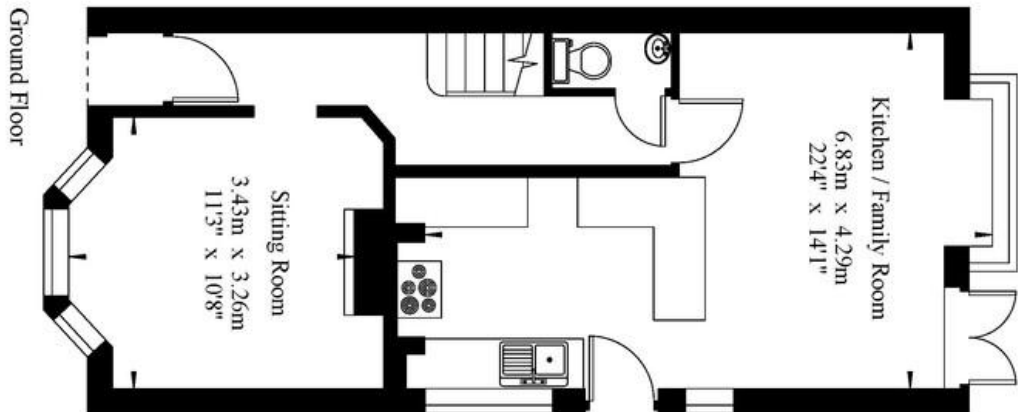


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Gross Internal Area : 88.7 sq.m (954 sq.ft.)



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Property Description

A beautifully presented character house in a favoured residential road, within walking distance to the mainline station, town centre and parks

Exposed original floorboards feature throughout the house, including the hall and staircase leading to the first floor
Cloakroom fitted with a modern suite of low-level WC and washbasin

A light and airy sitting room with large bay window to the front and open working fireplace

Attractive kitchen/family room provides a versatile day and dining space and has French doors and bay window out to an attractive garden. Modern shaker style cabinets and integrated appliances include a dishwasher and washing machine

Attractive first floor landing with useful fitted cupboard currently housing a tumble dryer

Access to fully boarded roof space with potential for further accommodation, subject to consents

Well proportioned master bedroom with large bay and feature period fireplace

Rear facing double bedroom 2 with attractive outlook and period fireplace



Bedroom 3 with window to side
First floor bathroom with refitted modern suite

OUTSIDE

To the front of the property there is a mature hedge providing privacy

Side access reveals an attractive partly walled landscaped garden, including a decked area for al-fresco entertaining, accessed via French doors from the kitchen/family room
The garden affords a high level of privacy and has a garden shed

SITUATION

Located in a quiet residential road in sought-after 'village area'
Between Claremont and St Peter's Primary Schools
Walking distance of the High Street and Pantiles
0.5 miles to the central station providing a fast commuter service to London Charing Cross and Cannon Street in under an hour

PRACTICALITIES

The house was comprehensively rewired and re-plumbed in 2009 with a new Worcester Bosch combination boiler
The kitchen/family room was also reconfigured to create a flexible living space
Tunbridge Wells Borough Council Tax Band E

DIRECTIONS

From our offices proceed to the small roundabout, continue straight up Grove Hill Road, bear left into Prospect Road and take the second right into Princes Street.

VIEWING

Strictly by appointment through sole agents Sumner Pridham
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