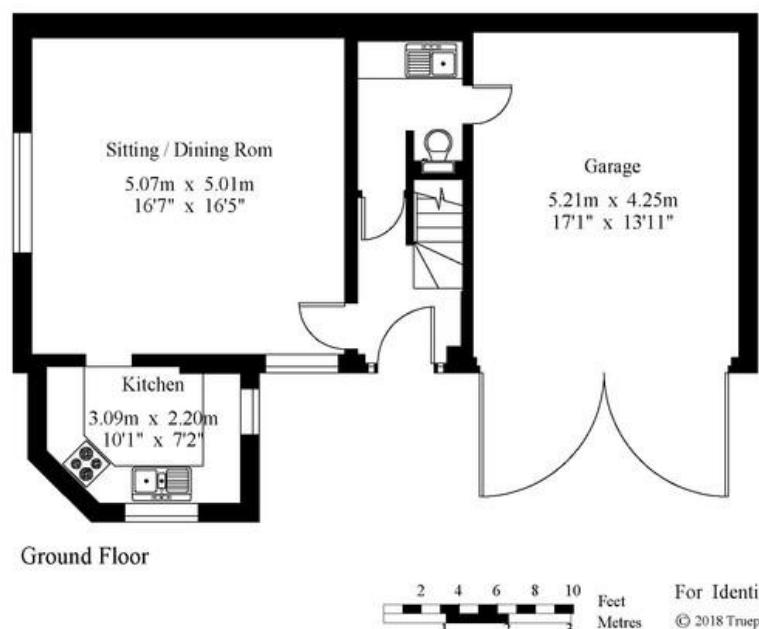
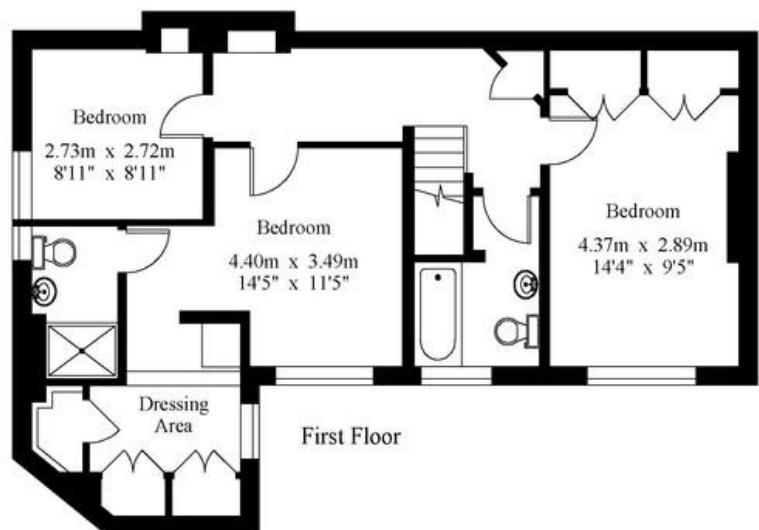
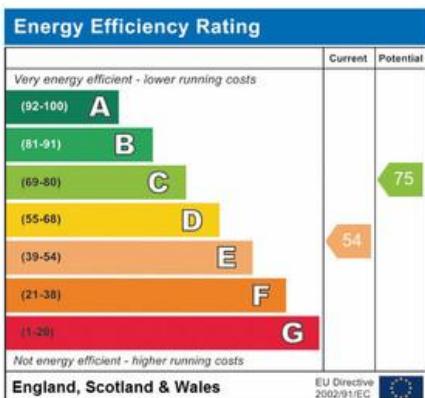


## 1 Douro Stables

Gross Internal Area : 131.0 sq.m (1410 sq.ft.)  
(Including Garage)



## 1 Douro Stables

Mount Ephraim, Tunbridge Wells, TN4 8BA

► SUMNER PRIDHAM ◀

A well presented 3 bedroom mews house quietly located behind Mount Ephraim, 0.6 miles to the central station. Ideally suited to those looking for a property with period features yet modernised with garaging, parking and convenient to the town.

Hall, Cloak/Utility Room, Sitting/Dining Room, Kitchen, Master Bedroom with En-suite Dressing Room and Shower Room, 2 Further Bedrooms, Gas Fired Central Heating, Double Glazed Windows, Large Integral Garage, Parking

**£450,000 - £475,000 Freehold    No Forward Chain**





## Property Description

A quietly located converted stables in a mews setting conveniently placed behind Mount Ephraim, within walking distance of the town centre and Common, with its own garage and parking

Six attractive mews properties around a stable brick courtyard Updated for modern day living with central heating and double glazed windows

A substantial front door with glazing either side and fanlight above giving light to the hallway

Useful cloak/utility room with stainless steel sink and drainer with cupboards beneath, plumbing for washing machine and door to the integral garage

Dual aspect sitting/dining room with recessed lighting and arch through to the

Kitchen which enjoys a dual aspect with solid wooden worksurfaces arranged over three walls incorporating a five ring gas hob, electric oven beneath and AEG extractor above. Space for a dishwasher and larder fridge and a good range of cupboards and drawers

Staircase leading to the first floor landing featuring an exposed brick fireplace and a cupboard housing a Worcester gas fired boiler providing central heating and domestic hot water



Master bedroom suite with windows overlooking the mews. En-suite shower room with shower cubicle, pedestal washbasin and low-level WC, mirrored vanity cupboard and window. Arch from the bedroom down to a dressing room with three fitted wardrobe cupboards and a window Double bedroom 2 with full width wardrobe cupboards, tall ceiling and window overlooking the mews Single bedroom 3

Family bath room with window to front, bath with shower attachment above, low-level WC, pedestal washbasin and heated towel rail

## Outside

Large integral garage with stable brick floor, water tap and lighting and with large painted timber doors leading out to the mews

There is a single parking space in front of the property

## Situation

A unique location to Tunbridge Wells in a mews setting, convenient to the Common and town centre

0.6 miles to the central station offering a fast commuter service to London Charing Cross and Cannon Street in under an hour

Tunbridge Wells Royal Victoria Shopping Precinct is 0.2 miles

## Practicalities

No forward chain

Tunbridge Wells Borough Council Tax Band C

All main services connected

## Directions

From our offices, proceed into London Road and go in a northerly direction. At the traffic lights at the junction of Church Road turn left and after a short distance turn right into a slip road. At the T-junction turn right onto Mount Ephraim and turn left between Nos 56 & 55A into a driveway which leads to Douro Stables

## Viewing

Strictly by appointment through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

