



Nelson Road,
Tunbridge Wells, Kent TN2 5AN

Offers in the Region Of £625,000

 **KMJProperty**
Your local independent Estate Agent

Chalet Bungalow

3 Bedrooms

Hawkenbury Location

Downstairs Shower Room

Upstairs Family Bathroom

Driveway

Garage

Front and Rear Garden

Walking Distance to MLS

In Need of Some Updating

Situated in the popular area of Hawkenbury is this 3 bedroom property providing an opportunity to update and modernise a family home.

This property is less than 30 minutes walk to the Main Line Station and Tunbridge Wells Centre which offers an abundance of fantastic bars, restaurants and cafes as well as a number of shops. Also local to the property are some beautiful parks and walks, perfect for families, couples and dog walking.

Approaching this chalet bungalow, you'll notice a front garden, driveway and garage which can be accessed both internally and externally.

Stepping through the front door of the property, you will find yourself in an entrance hall, offering space for coats and shoes. On the right is a large living room with a substantial window allowing an abundance of light to flow through into this family space.

Also on the ground floor is the kitchen, downstairs shower room and dining room. The dining room gives access to the conservatory with doors leading to the garden.

On the first floor of the property, the landing boasts a large built-in storage cupboard. On this floor are the three bedrooms and family bathroom. The third bedroom benefits from a built-in wardrobe.

To the rear of the property is a good-sized garden with both lawn and patio.

MORE PROPERTIES REQUIRED IN ALL AREAS





Directions

From Tunbridge Wells Station walk South on Mount Pleasant Road, at the roundabout take the 1st exit onto Grove Hill Road. Bear left onto Camden Hill, turn left onto Camden Park, right onto Bayhall Road. Then, Bear right onto Forest Road, and turn left onto Nelson Road. The property will be on the right.

Notes

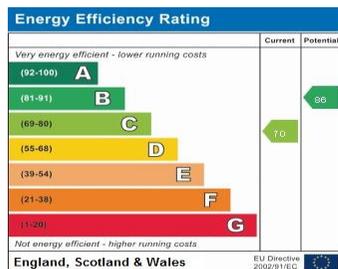
Situated approximately 2 miles West of the Spa Town of Tunbridge Wells, Rusthall offers a wide range of shops and amenities, including; butchers, bakers, hardware shop, general stores, chemist, medical centre, library, post office and Primary School.

For a more diverse range of shops, facilities and mainline station, Tunbridge Wells town centre is a short bus ride away serviced by the 281 bus service, which runs approximately every 12 minutes during peak times.

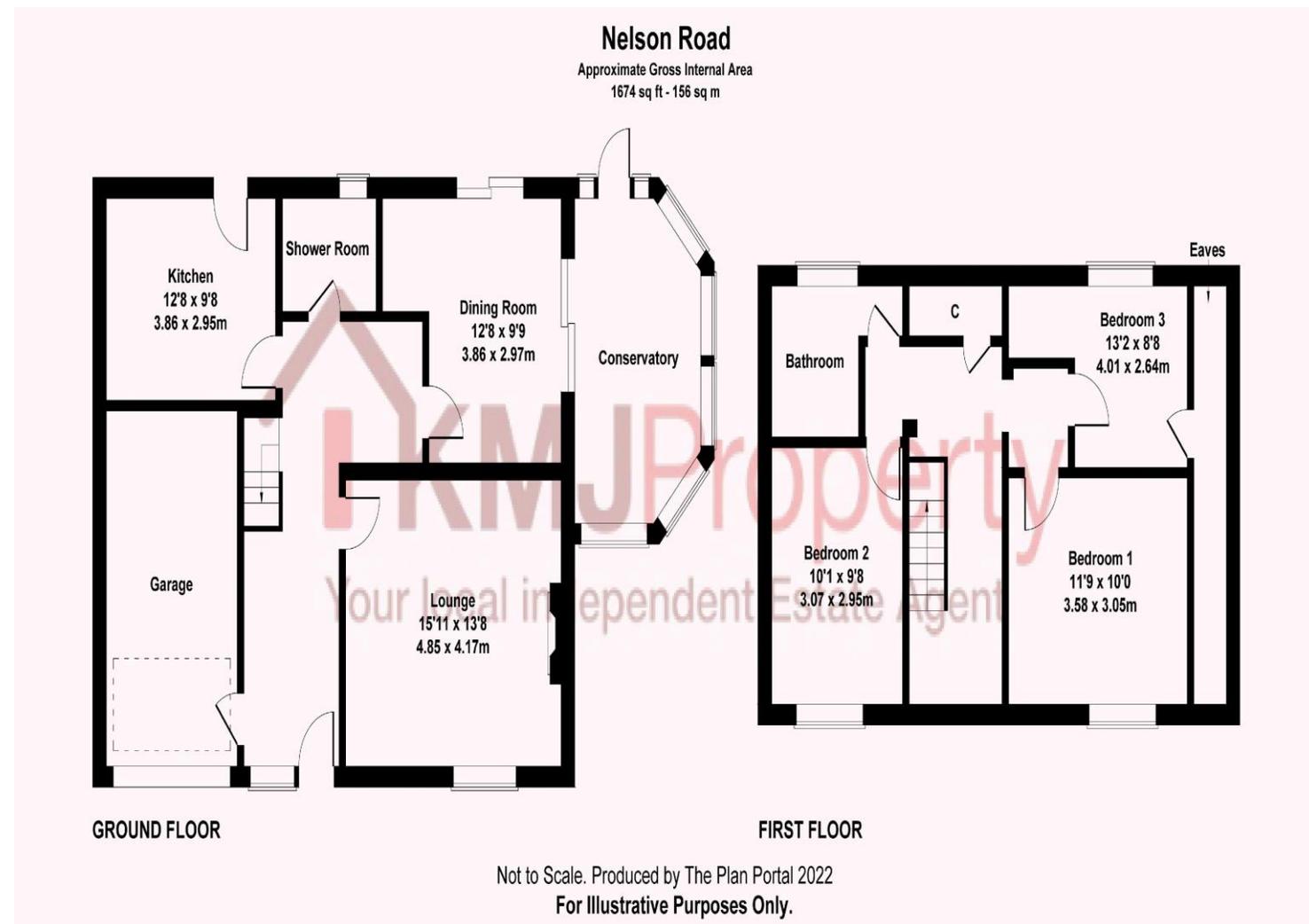
There is also a commuter coach which collects locally each day with destinations across London.

EPC C

A Full copy of the EPC certificate is available on request from our office.



AGENTS NOTE: KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.



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