



Eden Road, Tunbridge Wells, Kent



# Sion Lodge, 8 Eden Road, Tunbridge Wells

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Sion Lodge is located in one of the most highly coveted roads in Tunbridge Wells, within easy reach of the town centre and just 0.4 of a mile to the mainline train station.

Offered to the open market in the prestigious and private Eden Road, a large modern inverted style property, dating from the 1970s with tremendous scope and potential for more.

Tunbridge Wells Station 0.4 miles (London Bridge from 42 minutes). Pembury (A21) - 6.6 miles. The Pantiles 0.4 of a mile. London - 47 miles. (All times and distances are approximate)



**Tenure:** Freehold

**Local authority:** Tunbridge Wells Borough Council: 01892 526121

**Council tax band:** E





## The Property

Offered to the open market with tremendous scope and potential, a substantial detached house offering in excess of 1948 sq. ft of accommodation, situated on the sought-after Eden Road.

The property's layout is primarily reversed, with the front door opening up to a large and welcoming hallway, with access to the carport via an internal door on the left-hand side. The ground floor comprises four good-sized bedrooms with a large family bathroom. The second bedroom offers an en suite with a shower.

Steps lead up to the first floor, on to the open plan sitting/dining room with a feature fireplace and double doors leading out to the balcony with delightful wisteria, which wraps around to the back and sides of the house, offering townscape views towards Warwick Park. To the front of the property is a good-sized kitchen with integrated wall and base units and a convenient cloakroom to the left of the hallway. The principal bedroom enjoys an attractive outlook with a large dressing room with built in cupboards and a well-appointed en suite with dual vanity and shower.

## Gardens and Grounds

At the front of the property is a carport and driveway with four off street parking spaces. To the rear the house benefits from a large, mature garden, with lawn, beds, a magnificent mature magnolia tree and a small pond, which stretches round three sides of the property and includes two terraces.

## Services

Mains water, electricity and drainage. Gas fired central heating.



## Situation

The property occupies a convenient central position in one of the most highly sought after roads in the town. Situated in the desirable 'village area', Eden Road is within easy reach of the town centre, with its mainline railway station, restaurants and wide array of shops and boutiques; as well as the historic Pantiles and Old High Street. It is also ideally located for access to the Nevill tennis, cricket clubs situated off Warwick Park and is a stones throw away from The Grove gardens and Calverley Park.

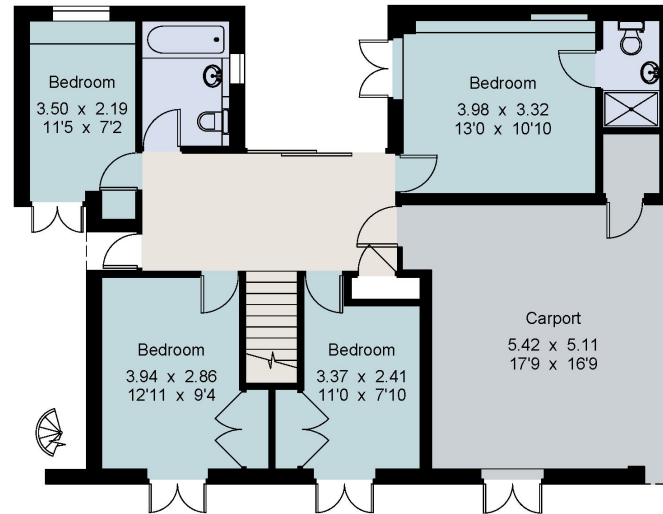
## Directions (TNI ITS)

On Foot - From Tunbridge Wells station, proceed down the High Street and then turn left onto Mount Sion (just after the Pizza Express). After 0.2 of a mile turn right onto Eden Road, where the property can be found after a short distance on the right-hand side.

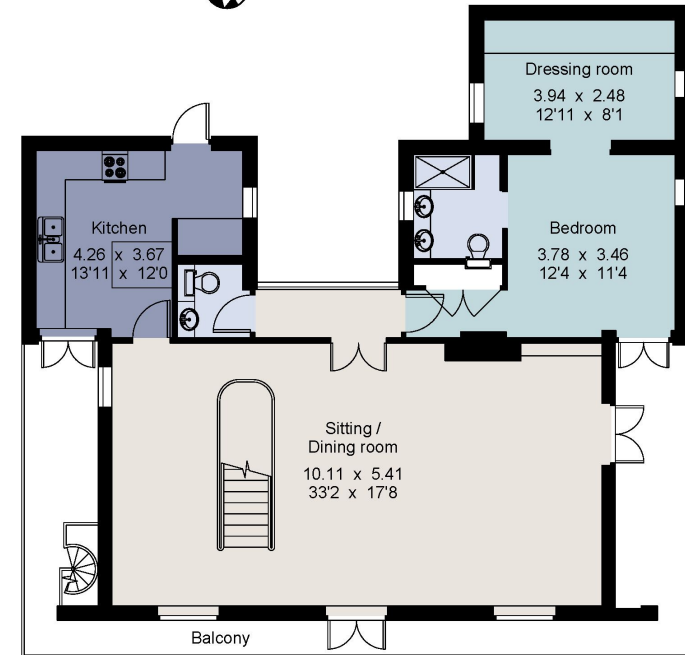




**Approximate Gross Internal Floor Area  
181.0 sq m / 1948sq ft**



Ground floor



First floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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