



Molyneux Park Road, Tunbridge Wells, Kent





A wonderful, detached family home, set over three floors, offering well-balanced and flexible living with garage and garden, located just 1 mile from the mainline station.

Location

The property is situated on Molyneux Park Road, within a desirable and highly sought-after residential neighborhood in Tunbridge Wells. Molyneux Park Road is within 1 mile of the town centre with its mainline railway station, restaurants, and a wide array of shops and boutiques. It is also ideally situated for access to Rose Hill Preparatory School as well as the numerous secondary schools in the vicinity, including The Grammar School For Boys, Skinners, and Tunbridge Wells Girls Grammar.

Distances

Tunbridge Wells station 1 mile (London Bridge from 42 minutes). The Pantiles 1.1 miles. A21 (Pembury) 4.1 miles. M25 (Junction 5) - 16 miles. London 43 miles. (All times and distances are approximate).



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The Property

The property is approached via a private driveway with garage and parking for multiple cars: mature hedging borders the front of the property.

The front door opens up into a spacious hallway with a convenient cloakroom located on the right-hand side. The open-plan kitchen/ dining area offers a large island with seating areas, fitted wall and base units and a Rangemaster cooker. The open-plan sitting room and dining area, both with a feature fireplace, offer a great area for day-to-day life and entertaining. Bi-fold doors from both rooms lead out to a charming garden with a decked patio.

To note there is access to the garage on the left via a door located in the hallway.

On the first floor, there are four generous-sized bedrooms, one with an en suite and a well-appointed family bathroom. Two of the bedrooms feature a useful mezzanine level, providing great scope for young families. The principal bedroom is located across the second floor with ample space for a large fitted wardrobe and an en suite with dual vanity.

Directions (Postcode TN4 8DX)

From Tunbridge Wells station, proceed up the hill on Mount Pleasant Road and turn left at the traffic lights on to Church Road (A264). Continue on Church Road over the crossroads, crossing over the common, and turn right at the T-Junction on to Mount Ephraim. Turn left on to Molyneux Park Road, where No 29A can be found after a short distance on the left-hand side.









Property Information

Tenure: Freehold.

Services: Mains water, electricity, and drainage.
Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council
Tel: 01892 526121.

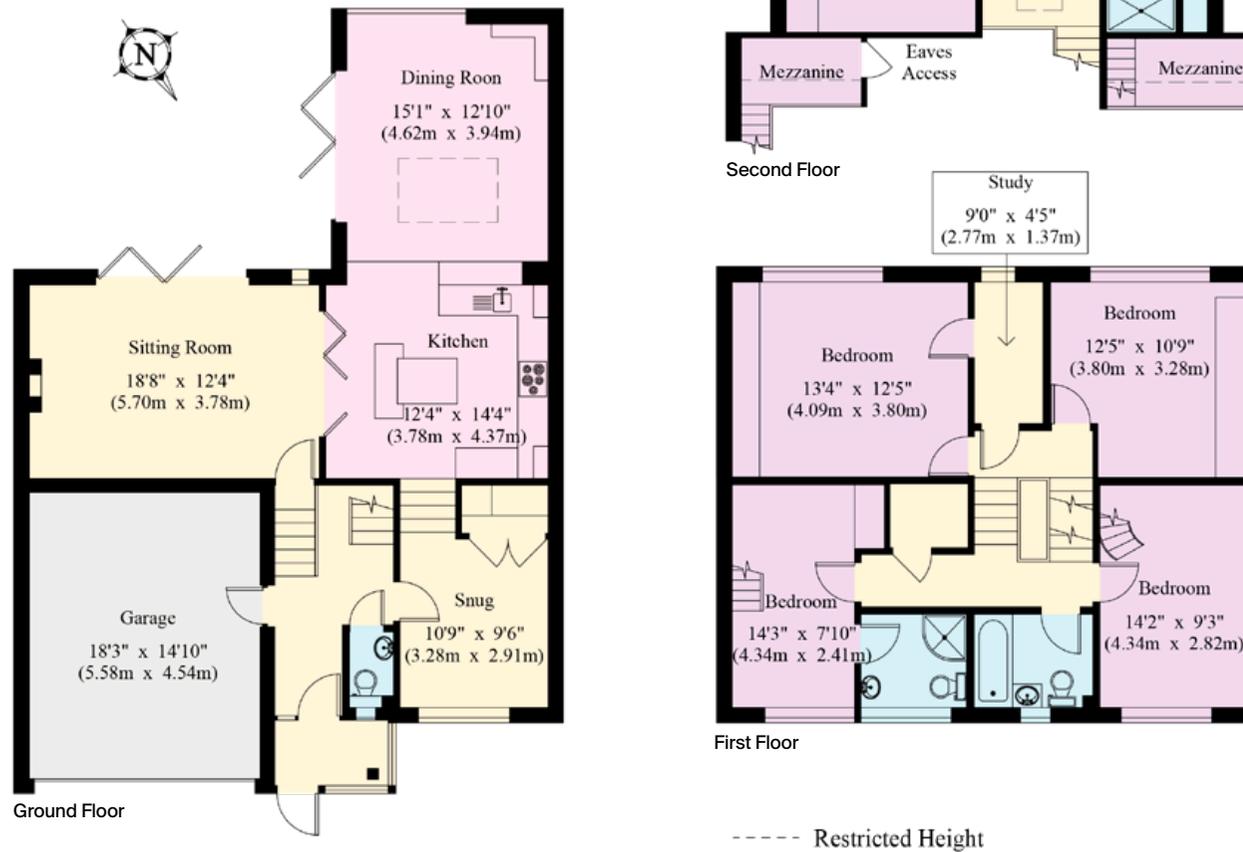
Council Tax: Band F



Approximate Gross Internal Floor Area

232.9 sq m / 2,506 sq ft

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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Particulars dated January 2024. Photographs and videos dated January 2024.

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