

Linden Fields, Tunbridge Wells, Kent



A smart and stylish 3/4 bed semi-detached townhouse for sale in Tunbridge Wells, built in 2006 by Bellway Homes and set on this exclusive development, the property is situated just 0.8 of a mile from the mainline station.

Situation

The property is in an excellent position within the favoured Linden Gardens on the Southern side of town. This private road offers close proximity to the town centre, mainline station and renowned Pantiles with its selection of bars, restaurants and boutiques to enjoy. The town centre offers a comprehensive range of shopping facilities in Royal Victoria Place, and there are numerous boutiques, jewellers, art galleries and independent cafes and restaurants in the historic High Street.

Distances

Tunbridge Wells mainline station 0.8 miles (London Bridge from 42 minutes), The Pantiles 0.3 miles, A21 (Pembury) 4.6 miles, M25 (J5) 15 miles.
(All distances and times are approximate)

Directions (TN2 5QN)

Join the A26 London Road going South through Tunbridge Wells. At the mini roundabout turn left onto the A267 Frant Road (signposted Eastbourne). After approximately 500m, take a right-hand turn onto Montacute Road. Then, take the left hand turning into Linden Fields, then immediately right where No. 2 will be found.



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The Property

The house offers well-balanced and spacious accommodation throughout. On the ground floor is the main entrance hall, leading to the kitchen/breakfast room with stylish and sleek contemporary units and tiled floors; French doors lead out to the rear garden.

Also, on the ground floor there is access to the integral garage and a guest shower room, along with several deep storage cupboards.

On the first floor there is an open living space with double doors leading into the main living space where on one side is the double aspect sitting room, and on the other is a stylish dining area and beyond a door leading to a private study.

The principal bedroom is located on the top floor, with a Juliet balcony and a well-appointed en-suite. There are two further bedrooms on this level and a large family bathroom.

The house is approached via a private brick block paved driveway where there is access to the garage and parking for multiple cars.

To the rear is a secluded southwest-facing garden, which has been landscaped with a patio area and steps leading up to an expanse of lawn.



Property information

Local Authority Tunbridge Wells Borough Council Tel: 01892 526121

Council Tax Band G

Tenure Freehold

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

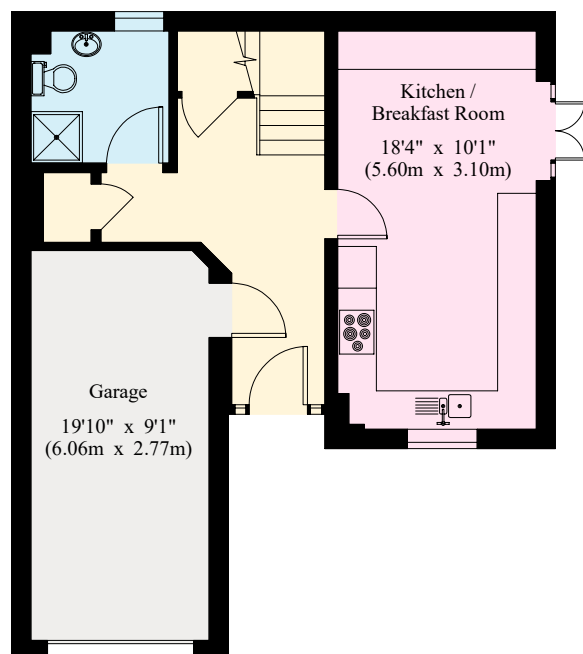
Viewings Strictly by prior appointment with Knight Frank, LLP

Approximate Gross Internal Floor Area

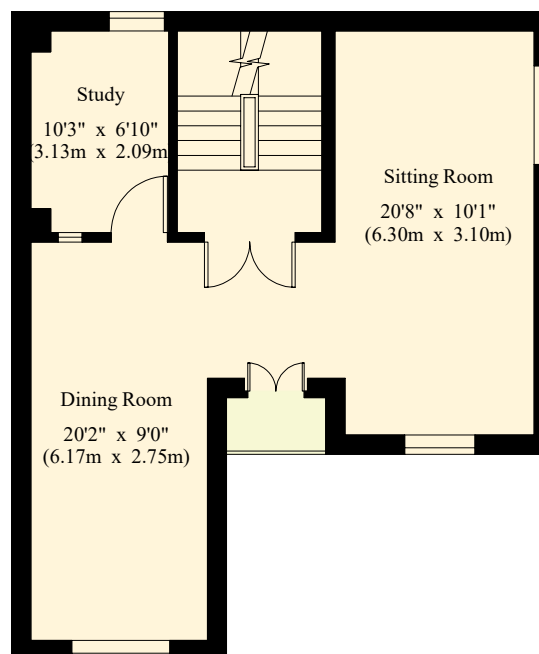
Total Area = 171.2 sq m / 1,842 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

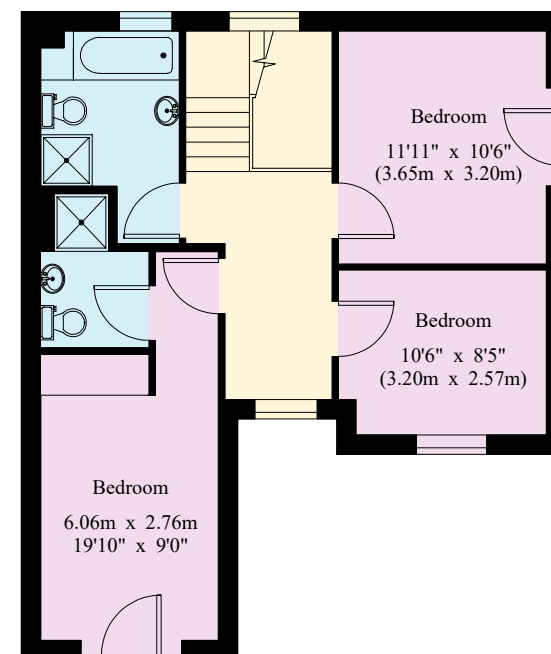
Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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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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