



14 BYNG ROAD

Tunbridge Wells, Kent



## A CHARMING DETACHED FAMILY HOUSE

Offering beautifully presented and well-proportioned accommodation, just a mile from the mainline station and town centre.



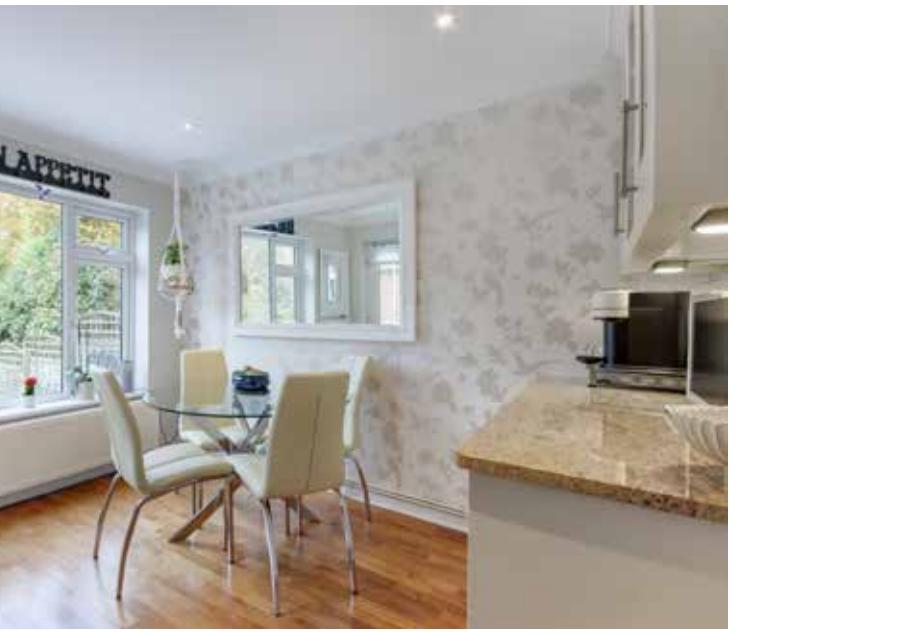
Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

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

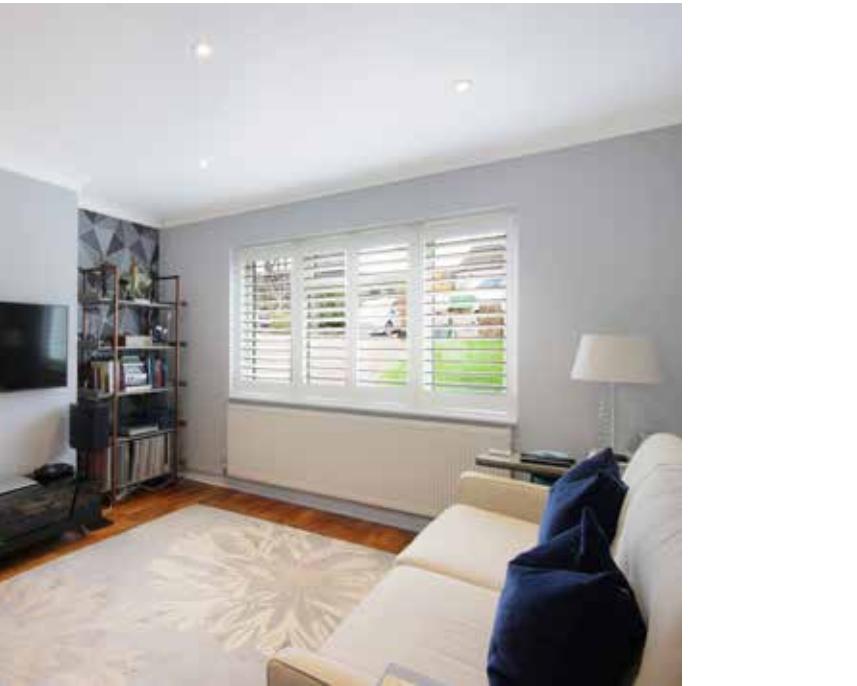
Postcode: TN4 8EJ [what3words.com/moods.loss.movie](http://what3words.com/moods.loss.movie)



## THE PROPERTY

A welcoming entrance hall leads to four versatile reception rooms. The kitchen has a wonderful outlook over the rear garden and offers a range of contemporary units with stunning granite worksurfaces and ample space for appliances. There is access into the integral garage from the kitchen, currently used as a utility room and further storage. A downstairs cloakroom completes this level with external stairs leading down to a useful storage/workshop space on the lower ground floor.

The principal bedroom is situated on the first floor with a luxuriously appointed en suite shower room. There are four further bedrooms on this level, served by a family bathroom.







## OUTSIDE AND SITUATION

Outside, the property benefits from a private driveway and integral single garage. The rear garden is a true highlight, with a tiered terrace leading down to a vast expanse of lawn bordered by established plants, shrubs and trees. There is a good-sized shed, greenhouse and substantial outbuilding, ideal for a home office or further living/entertaining space.

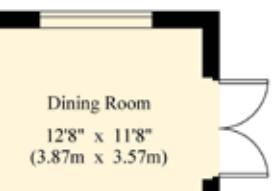
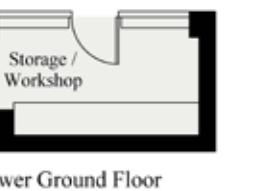
The property is situated in a sought-after location close to the centre of Tunbridge Wells, just a mile from the mainline station. There are many major national stores in Royal Victoria Place with specialist shops, boutiques and independent cafes on the famous Pantiles and Old High Street.

Tunbridge Wells has a vast array of open spaces and leisure facilities including two theatres, a sports and leisure centre and two golf courses.

Byng Road is ideally located within striking distance of an excellent range of private and state schools, including Rose Hill, Tunbridge Wells Girls Grammar, The Grammar School for Boys and The Skinners School.

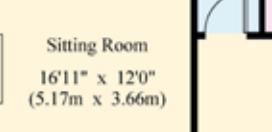


**House - Gross Internal Area : 187.5 sq.m (2018 sq.ft.)**  
(Including Garage & Utility Room)  
**Outbuilding - Gross Internal Area : 18.1 sq.m (194 sq.ft.)**



Lower Ground Floor

Dining Room  
12'8" x 11'8"  
(3.87m x 3.57m)

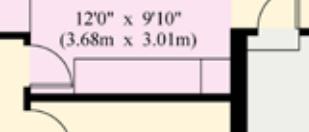


Sitting Room  
16'11" x 12'0"  
(5.17m x 3.66m)

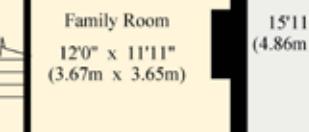


Family Room  
12'0" x 11'11"  
(3.67m x 3.65m)

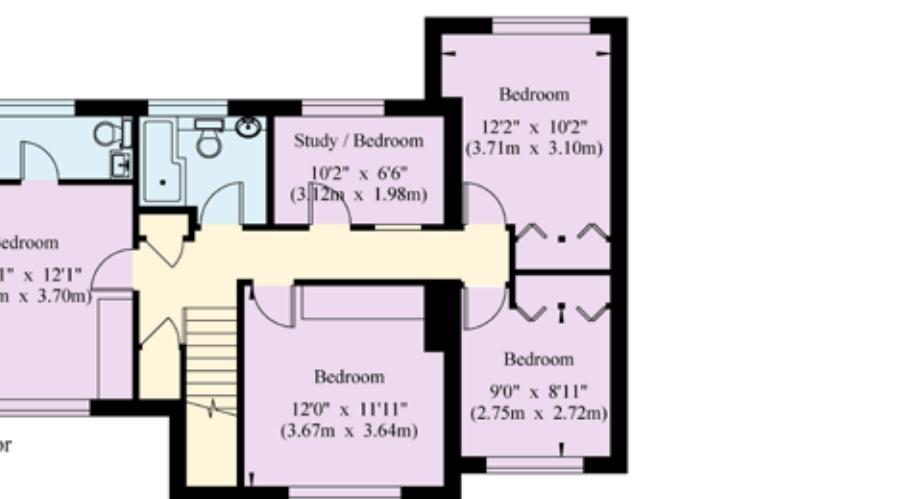
Garage  
15'11" x 9'1"  
(4.86m x 2.78m)



Kitchen  
12'0" x 9'10"  
(3.68m x 3.01m)



Breakfast Room  
10'10" x 10'3"  
(3.31m x 3.13m)



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1.

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