

EST
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— YEARS OF —

**Lambert
& Foster**



39 MARYLAND ROAD
TUNBRIDGE WELLS, KENT, TN2 5HE

EST
1900

**Lambert
& Foster**

THE PANTILES 1.3 MILES | TUNBRIDGE WELLS STATION 1.4 MILES | GATWICK AIRPORT 25 MILES

39 MARYLAND ROAD, TUNBRIDGE WELLS, KENT, TN2 5HE

A three-bedroom semi-detached family home with off-street parking for numerous cars and a detached garage in a quiet residential street near St. Peter's Primary School in the popular town of Royal Tunbridge Wells. The property also benefits from full planning permission for a wrap-around extension.

ASKING PRICE £550,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this three-bedroom semi-detached family home with off-street parking for numerous cars and a detached garage in a quiet residential street near St. Peter's Primary School in the popular town of Royal Tunbridge Wells. The property also benefits from full planning permission for a wrap-around extension with a two-storey extension to the rear Ref. No: 24/02140/FULL.

The property, which has a new combi-boiler and an excellent C rated EPC, has 879 sq. ft of internal living space including on the ground floor a kitchen, dining room, living room and central hallway. On the first floor you find three bedrooms and a family shower room. The current owners have added two Velux windows, electricity, insulation and boarding to the large loft which makes for an excellent storage area.

Entering the property through the front door you arrive in a central hallway with a living room to your left. The living room is a well-proportioned space with an open fireplace and doors leading into the dining room at the rear of the property. The dining room has sliding doors leading directly to the garden and another door takes you into the kitchen. The dual aspect kitchen has ample worktop space, integrated appliances including wall mounted oven and microwave and a door going leading directly out to the garden.

Taking the stairs in the hallway to the first floor you find three bedrooms, two with built in wardrobes, and a modern family shower room. A pull-down ladder takes you to the loft.



DESCRIPTION CONTINUED

Outside, the current owners have landscaped the rear garden to provide a large flat area mainly laid to mawn. There is also a patio area for alfresco dining and a detached garage. To the front is lawn garden and off-street parking and access to the garage.

The property is wonderfully located in a popular residential street within walking distance of the popular St. Peter's Primary School, Dunorlan Park and a local shop.

- Three bedrooms
- Full planning permission to extend
- Garage
- Ample off-street parking
- Front and rear gardens
- Loft





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



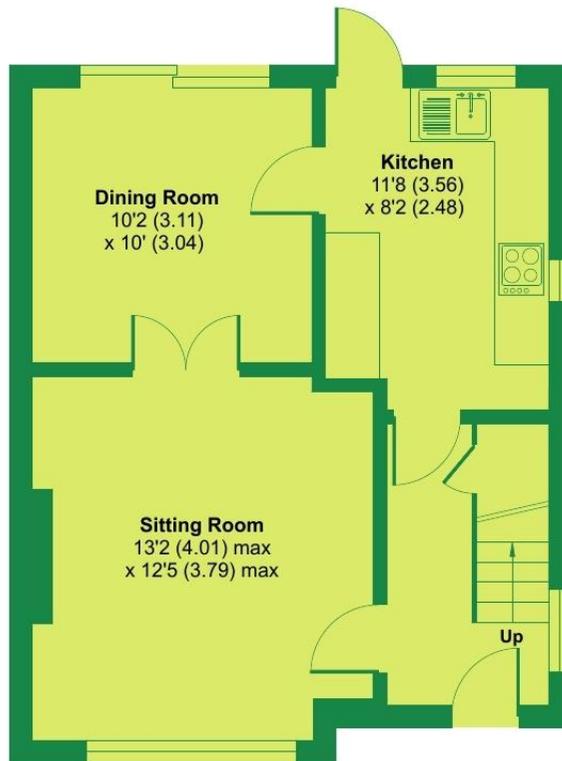
39 Maryland Road, Tunbridge Wells, TN2 5HE

Approximate Area = 879 sq ft / 81.6 sq m

Garage = 140 sq ft / 13 sq m

Total = 1019 sq ft / 94.6 sq m

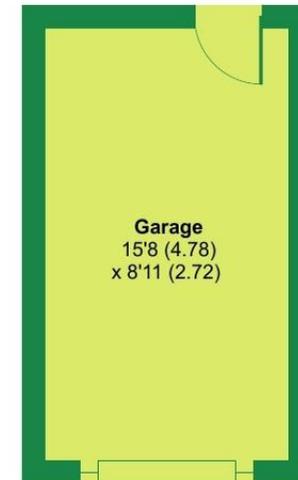
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



PROPOSED EXTENSION PLANS



VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///VOICES.EVENLY.JUST

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

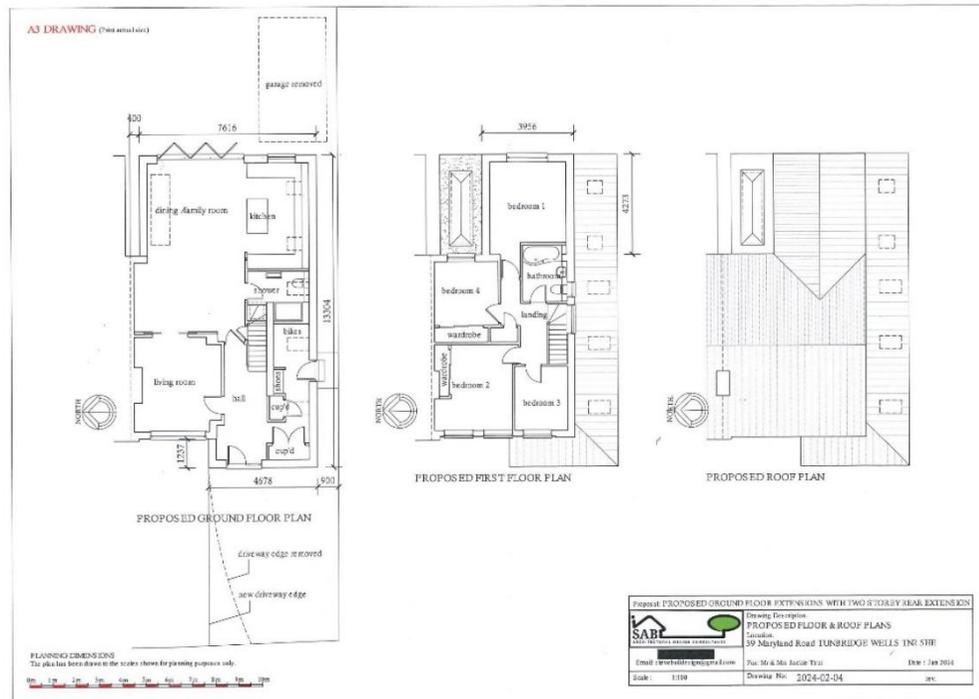
BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: D **EPC:** C (74)

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations with tiled roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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