



A beautifully presented townhouse found in Tunbridge Wells

27 Calverley Street, Tunbridge Wells, TN1 2XD

Freehold



Semi-detached period townhouse • two bedrooms  
• one bathroom • sitting room • dining room • kitchen  
• private garden • highly convenient location

#### About 27 Calverley Street

This beautifully presented semi-detached home is tucked away in the heart of the town and is ideally placed for town living.

27 Calverley Street provides a delightful balance of accommodation, which having been subject to considerable improvement under our clients' ownership, is now immaculately presented throughout. The ground floor enjoys a formal sitting room with a welcoming and dramatic colour scheme and attractive feature fireplace with wood burning stove. The light and spacious dining room is open to the stylish kitchen, with sleek, modern base and wall units providing good storage and preparation space, with a feature breakfast bar, ideal for entertaining; there is an integrated Bosch oven, gas hob and dishwasher, with an integrated Lamona washing machine and fridge-freezer; there is also space for a wine fridge.

On the first floor there are two double bedrooms, the principal bedroom with feature fireplace and large sash window to the front, and a beautifully appointed bathroom.

Accessed via the kitchen or door to the side of the house, there is a pretty, part-walled garden to the rear, with paved terrace and lawn providing a lovely area for outdoor entertaining and child's play.

Parking: Resident Permit  
Parking is available, please enquire directly with Tunbridge Wells Borough Council.

#### Local Information

Calverley Street, tucked off Calverley Road is just 500ft from Royal Victoria Place shopping centre; this highly convenient location offers its residents the perfect base to enjoy all that Tunbridge Wells has to offer. Being the only spa town in the Southeast of England, Tunbridge Wells offers elegant architecture and extensive cultural, entertainment and shopping attractions, including theatres, cafés and restaurants, national retailers and characterful independent shops on the High Street and historic Pantiles. Excellent cricket and tennis facilities at the Nevill grounds, just over 2 miles away and the renowned Nevill Golf Club is located just under 2.5 miles away. Dunorlan Park, The Common and parks such as The Grove and Calverley Grounds, all lie within less than a mile on foot.

Mainline station: Tunbridge Wells (about 0.5 miles) with regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

Communications: The A21 serves Tunbridge Wells, giving access to the M25 to the north and the coast to the south.

**Tenure:** Freehold





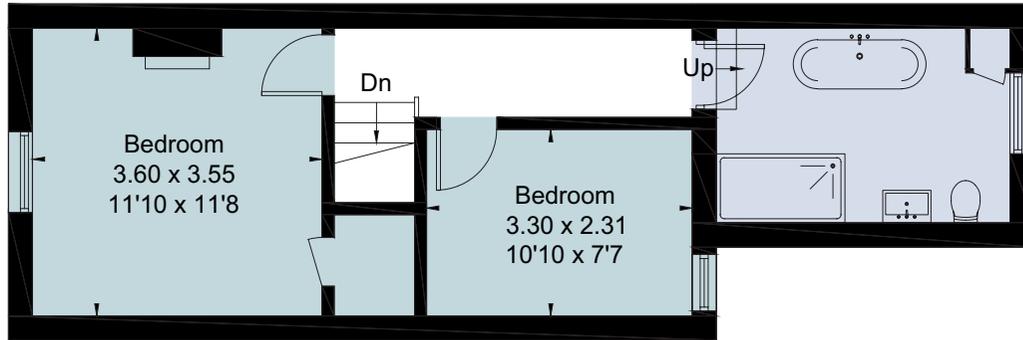
**27 Calverley Street, Tunbridge Wells, TN1 2XD**  
**Approximate Area** 82.6 sq m / 889 sq ft  
**Including Limited Use Area** (0.3 sq m / 3 sq ft)



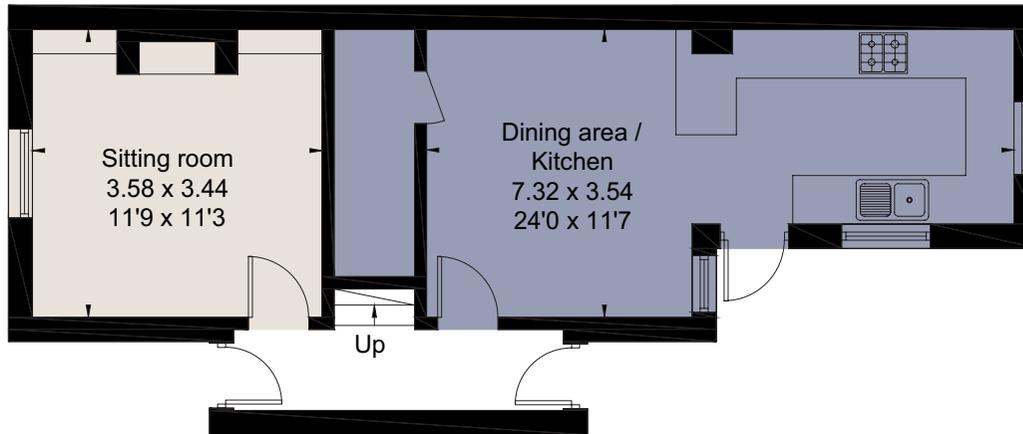
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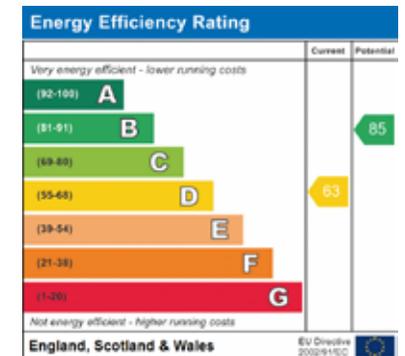
**Becky Card**  
 Savills Tunbridge Wells  
**01892 507 000**  
 tunbridgewells@savills.com



First Floor



Ground Floor



For identification only. Not to scale. © 210406BC

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