



A handsome period townhouse

2 Mountfield Gardens, Tunbridge Wells, TN1 1SJ

Freehold



Highly convenient location • entrance hall • sitting room
 • kitchen/breakfast room open to dining room • principal
 bedroom with en-suite • three further bedrooms
 • family bathroom • charming courtyard garden
 •scope to extend

Local info

Mountfield Gardens is a sought-after no-through road with access at the end of the road to Calverley Grounds, with its open spaces, tennis courts and childrens' play area. Access to Grove Park via Meadow Hill Road is opposite.

Yards from Tunbridge Wells station and the High Street, leading to the 'village area' of town and the famous Pantiles, the property is also conveniently located for the Royal Victoria Place shopping centre at the upper end of town.

The popular Claremont Primary School (rated 'Outstanding' in its latest Ofsted report) is a convenient walk away. There are many other highly-regarded schools in the area including Holmewood House (Langton Green), The Mead and Rose Hill (Tunbridge Wells) preparatory schools, Kent Grammar schools in Tunbridge Wells and Tonbridge and independent secondary schools in Tonbridge, Sevenoaks, Mayfield, Pembury (Kent College) and Eastbourne.

About 2 Mountfield Gardens

2 Mountfield Gardens is a handsome and substantial, Victorian terraced townhouse, which has been both tastefully and sympathetically upgraded by the current owners to create a stylish, welcoming family home in this highly convenient Tunbridge Wells location.

The property benefits from a high standard of presentation throughout, generous rooms proportions, character features and large sash windows giving an immediate feeling of light and space.

On entering the house the ground floor enjoys a formal, sophisticated sitting room, with feature fireplace, the hallway with impressive ceiling height leads to the open plan dining room and kitchen/breakfast room, which opens onto the charming and very pretty courtyard garden, creating an ideal space for entertaining and family life. The first floor houses the principal bedroom with en suite bathroom, the family bathroom, laundry/utility room and the fourth bedroom which is currently used as a music room. The second floor offers two further double bedrooms and access to the significant loft space which offers the considerable and notable potential for conversion into further accommodation subject to the necessary consents.





Mainline rail

Tunbridge Wells (about 250 yards on foot) with regular services to London Charing Cross (via London Bridge & Waterloo East) and Cannon Street.

Communications

The M25 can be accessed at junction 5 via the A21, linking to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel terminus.

Parking

Mountfield Gardens is in Zone A. Residents are entitled to purchase two permits per household.

Services

Gas-fired central heating, mains water, electricity and drainage.

Outgoings

Tunbridge Wells Borough Council: 01892 526121. Current tax band F.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills on 01892 507000.



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Approximate Area 189.5 sq m / 2040 sq ft
(Excluding Shed)
Including Limited Use Area (4.7 sq m / 50 sq ft)



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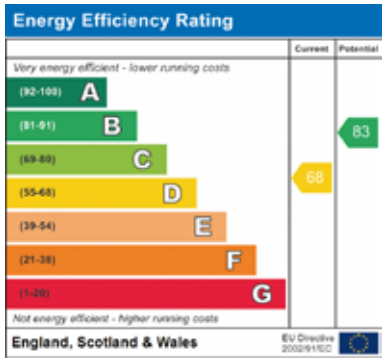
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