



55 St. Lukes Road, Tunbridge Wells – TN4 9JH
Tunbridge Wells

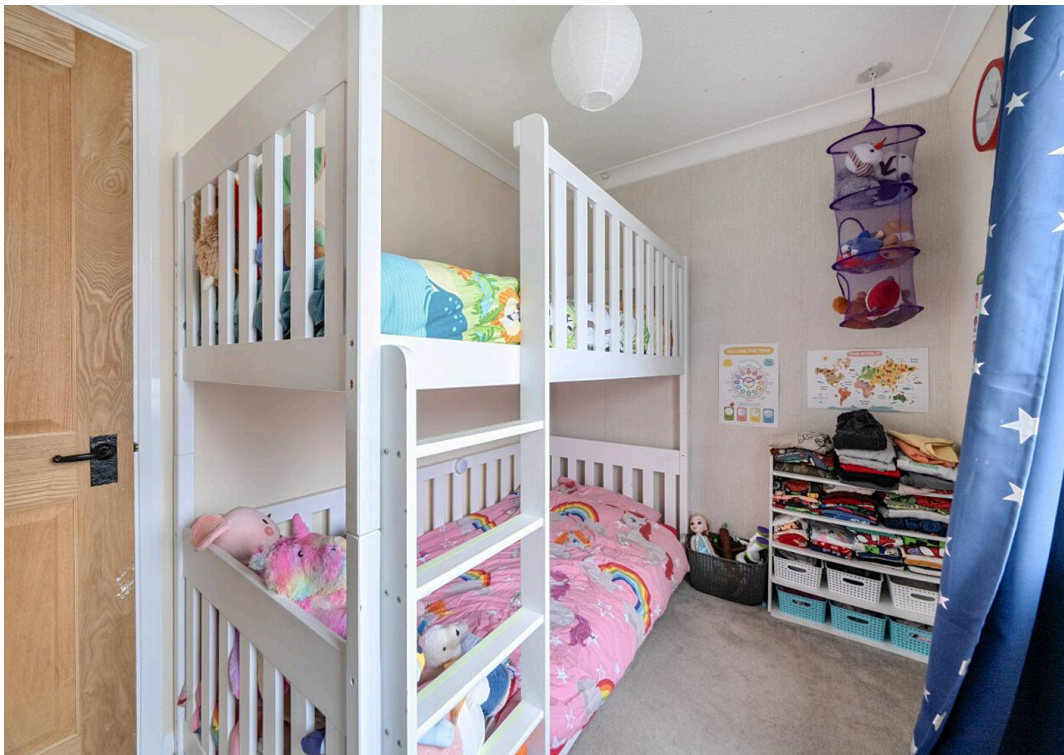
Guide Price **£325,000**

bracketts
est. 1828



Bracketts are pleased to be bringing to the market this modern starter home with its own private garden and parking. The house faces south with all rooms enjoying this aspect and overlooking its own level garden with lawn and decked patio. The house is accessed via communal steps and a pathway to this property's own garden.

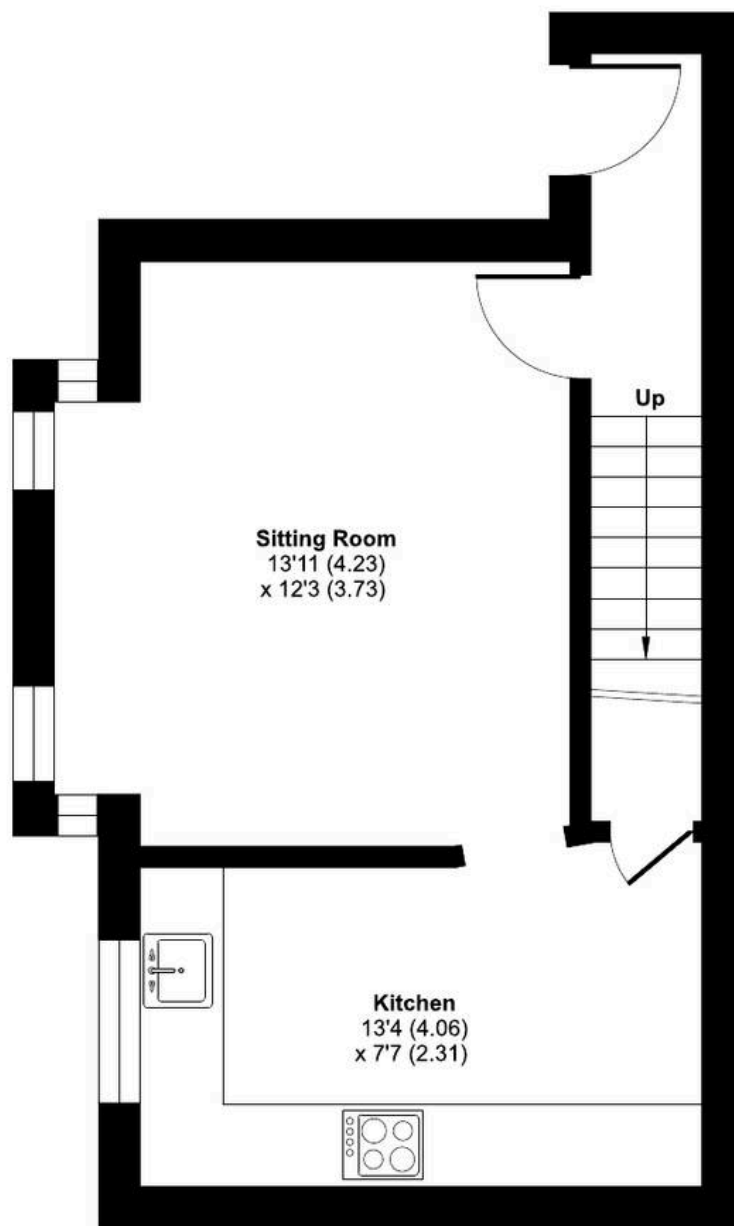
ACCOMMODATION Front Door with glazed insert open to: **ENTRANCE HALL** Frosted window to the side, rise of stairs to first floor and timber door opening to: **RECEPTION ROOM** Square bay with double glazed corner windows to the front, enjoying a pleasant outlook over this property's own garden, coved cornice, cream coloured log burning stove sitting on a slate hearth, doorway to: **KITCHEN / DINING ROOM** Fitted with a range of wood eye and base units with granite effect worktop and ceramic electric hob with stainless steel electric oven beneath. Space and plumbing for washing machine and dishwasher, stainless steel sink with mixer tap set beneath a window to the front overlooking the garden, tiled splashbacks, extract fan / light, space for full height fridge / freezer, space for table and chairs, large cupboard providing storage under the stairs. **FIRST FLOOR LANDING** Part galleried landing, loft hatch with pull down ladder to a partially boarded loft, airing cupboard with factory lagged hot water tank with immersion heater and shelving above, providing useful storage. Doors to all rooms. **BEDROOM 1** Double bedroom with large window with outlook to the front, sliding mirrored door wardrobe providing extensive storage, together with a further large built-in wardrobe with hanging and shelving. **BEDROOM 2** Large window with aspect to the front. **BATHROOM** Modern white bathroom comprising jacuzzi bath with bath with mixer tap and hand held shower, together with a further shower set above the bath with glazed screen, push button WC, basin, fully tiled walls, slate tiled floor, chromed ladder style heated towel rail, extract fan and inset ceiling spotlights. **OUTSIDE** To the Front of the property is a garden comprising lawn with shrubbery borders, which leads onto a decked patio with space for



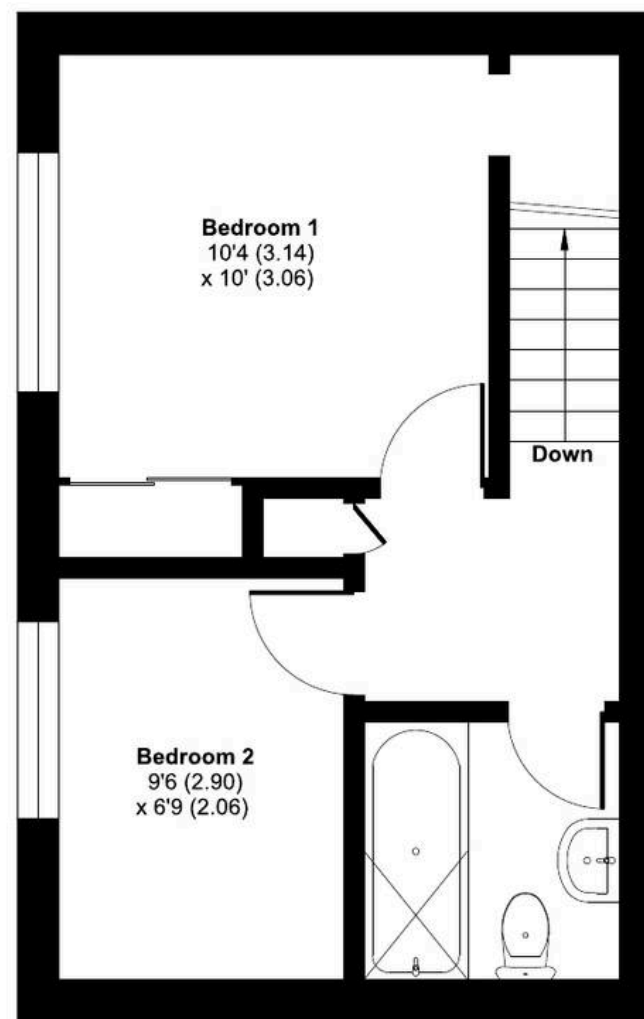
Lukes Road, Tunbridge Wells, TN4

Approximate Area = 616 sq ft / 57.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

