



2 Shirley Cottages

Woodbury Park Road, Tunbridge Wells, Kent, TN4 9NL

Batcheller
Monkhouse

Our Corner of England



2 Shirley Cottages

Occupying a central position in Tunbridge Wells this well presented terraced two bedroom and two reception room house is within reach of all the towns amenities and just 0.6 miles from the mainline station.

Ground Floor

- Sitting Room
- Dining Room
- Kitchen

First Floor

- Two Double Bedrooms
- Bathroom

Outside

- Front Garden and Terrace
- Small Rear Courtyard with Garden Shed



DESCRIPTION

2 Shirley Cottages is a mid terrace house situated in a small terrace of only three houses set back from Woodbury Park Road and presented in good order throughout.

The accommodation is set out over the ground and first floor and comprises

- **Sitting room** with feature fireplace, cupboard to recess and window overlooking the front garden.
- **Dining/family room** with fireplace and two separate cupboards, one under the stairs and the other full height which is accessed from the hall between both reception rooms. A door opens to the staircase to the first floor and there is a window overlooking the side return and small courtyard.
- **Kitchen** with tiled floor and a series wall mounted and low level cupboards and drawers, integrated oven, hob with extractor hood over, wooden work surfaces with inset butlers sink, washing machine and space for fridge/freezer. A window overlooks the side return and a door gives access to a small courtyard area.
- On the first floor there are **two double bedrooms**. The **bathroom** is accessed through bedroom one and has a free standing bath and separate shower cubicle.

OUTSIDE

To the rear and accessed from the kitchen is a side return and small courtyard area with a garden store. The main area of garden is to the front of the house and is mainly laid to lawn with a terrace area enclosed by panel fencing on one side, a brick and trellis fence on the other and a mature beech hedge to the front.

The house is accessed down a communal path to the front of the terrace and 2 Shirley Cottages benefits from a side access to the rear of the terrace giving outside access to the rear of the house.

AMENITIES

Local: With its central location Shirley Cottages has excellent access to all the towns amenities including local bespoke shops and national retailers, there are a range of cafes, restaurants and pubs all within easy reach.

Transport: Tunbridge Wells Station (0.6 miles).

Schools: A good selection of well regarded primary, secondary, grammar and private schools in Tunbridge Wells and Tonbridge.



Leisure: Leisure amenities in the town include the Assembly Hall Theatre, Trinity Theatre and Arts Centre, award winning parkland with boating lakes and festival venues, St Johns leisure centre and a number of golf courses.

DIRECTIONS

From the A26 turn into Woodbury Park Road. After 100 yds and just past Sandringham Mews the road forks. Take the right hand fork and proceed to the end where there is a sign for Shirley Cottages.

What3Words: ///stones.into.prompting

Additional Information

Local Authority:

Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): All mains services connected

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K711471

EPC: EPC rating C

Council Tax Band: B



GUIDE PRICE £330,000 - £350,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

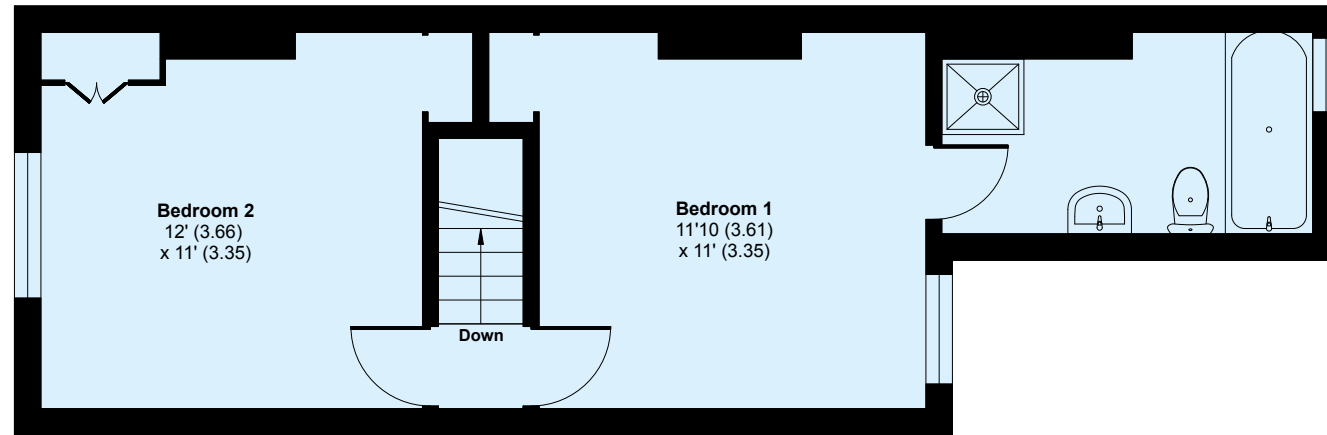
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

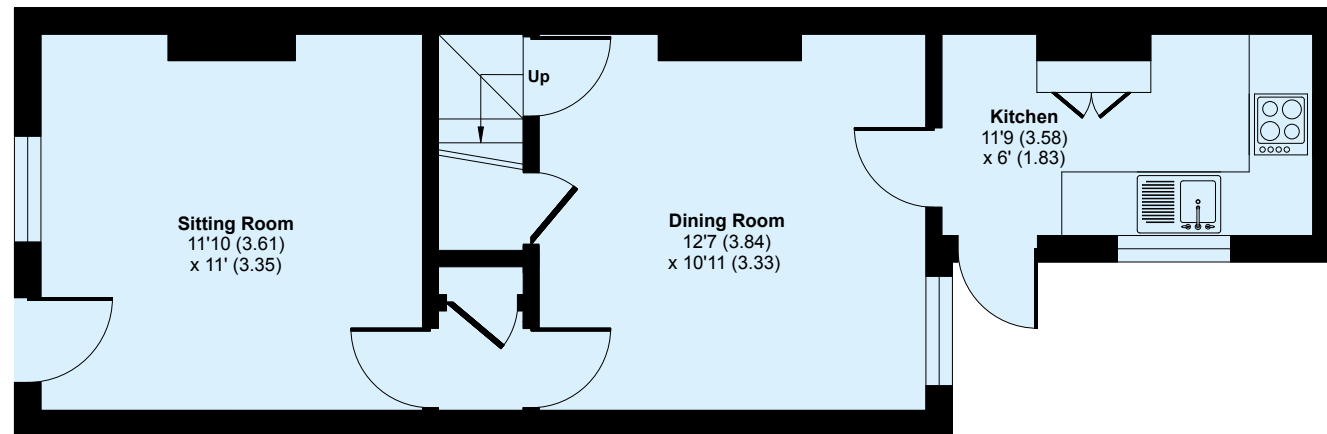
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2023. Produced for Batcheller Monkhouse. REF: 954485