

15 Merriion Way, Tunbridge Wells







# 15 Merrion Way, Tunbridge Wells TN4 9JL

*Smart Immaculate 3-Bedroom Family Home*

## **Accommodation Summary**

- Semi-detached house
- 3 bedrooms, 1 en-suite
- Spacious living room
- Stylish kitchen/dining room
- Modern bathroom
- South facing raised terrace and lower garden
- Off street parking
- Additional visitor parking
- Built by Taylor Wimpey in 2013
- Close to mainline station, 0.4 miles distance



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This fantastic family home is a short walk from first class primary and grammar schools, high street shops and the mainline station making it perfect for families with professional needs.

Hidden away on a sought after cul-de-sac, its handsome red brick exterior leads you up to its covered front door which opens into a welcoming hallway with a useful guest cloakroom immediately on your right.

First on your left is the streamlined kitchen which offers an abundance of cabinetry, counter space and integrated appliances including an oven, 4 ring gas hob, extractor, dishwasher and fridge/freezer, with space and plumbing for a washing machine. The room is flooded with natural light from its dual aspect windows and there is ample room for a dining table and chairs, making it perfect for family life.

At the rear of the house is the wide reception room with its French windows opening onto the raised terrace which together with the sun awning overhead extends the living space in the warmer months. It is generously sized and big enough for furniture and large family sofas to relax in at the end of long busy days.

Climbing the stairs to the first floor the bathroom is at the top of the landing.

All three bedrooms are bright and beautifully presented, the master bedroom benefiting from a modern en-suite shower room.

The garden is a safe and enclosed sanctuary for children and pets with the upper terrace perfect for alfresco dining and the lower lawned area for the kids to play happily on. A designated off street parking space and additional visitor parking spaces fulfils all your family needs.

The design, light and space of this immaculate home make it perfect for modern family living. A must see!

Covered wooden entrance door which opens to:

Entrance porch with wooden effect laminate flooring, radiator with cover and doors to:

**Cloakroom:** front aspect opaque window, wooden effect laminate flooring, low level WC, pedestal wash hand basin with mixer tap over and radiator.

**Kitchen/Dining Room:** 15'7 x 8'6" front and side aspect double glazed windows, fitted electric oven, 4 ring gas hob with stainless steel splash back and pull out extractor hood above, stainless steel sink with drainer, integrated Zanussi dishwasher, integrated fridge/freezer, space and plumbing for washing machine, wooden effect laminate flooring and radiator. The kitchen has plenty of worktop space and a good selection of white eye and base level units with the wall hung boiler concealed in a wall unit.







**Living Room:** 15' x 12' rear aspect double glazed windows with central French windows opening onto the raised terrace, deep storage cupboard and radiators.

Stairs up to first floor with over stairs storage cupboard with shelving for linen, loft access ceiling hatch, radiator and doors to:

**Bathroom:** opaque double glazed front aspect window, panel enclosed bath, pedestal wash hand basin with mixer tap over, low level WC, radiator, tile effect laminate flooring and part tiled walls.

**Bedroom 1:** 16'4 x 8'2' rear aspect double glazed window with views of the rear garden, radiator and door to:

**En-suite:** tile effect laminate flooring, double walk in shower cubicle with wall mounted shower attachment, low level WC, pedestal wash hand basin with mixer tap over and radiator.

**Bedroom 2:** 11'3 x 8'2' front aspect double glazed window with views of the street and radiator.



**Bedroom 3:** 9'9 x 6'10' rear aspect double glazed window and radiator.

**Outside:** There is a block brick off street allocated parking space to the side of the property with 4 additional visitor parking spaces to the rear. To the front left is a well-stocked flower bed with stone steps leading to the front door enclosed by black iron railings. There is a raised enclosed stone terraced area at the rear of the living room with steps leading down to an area laid to lawn with a wooden shed and a wooden gate giving access to the parking area. The rear garden is safely enclosed on all sides by brick walls and wooden fencing with some flower beds to the side.

**General:**

Tenure: Freehold

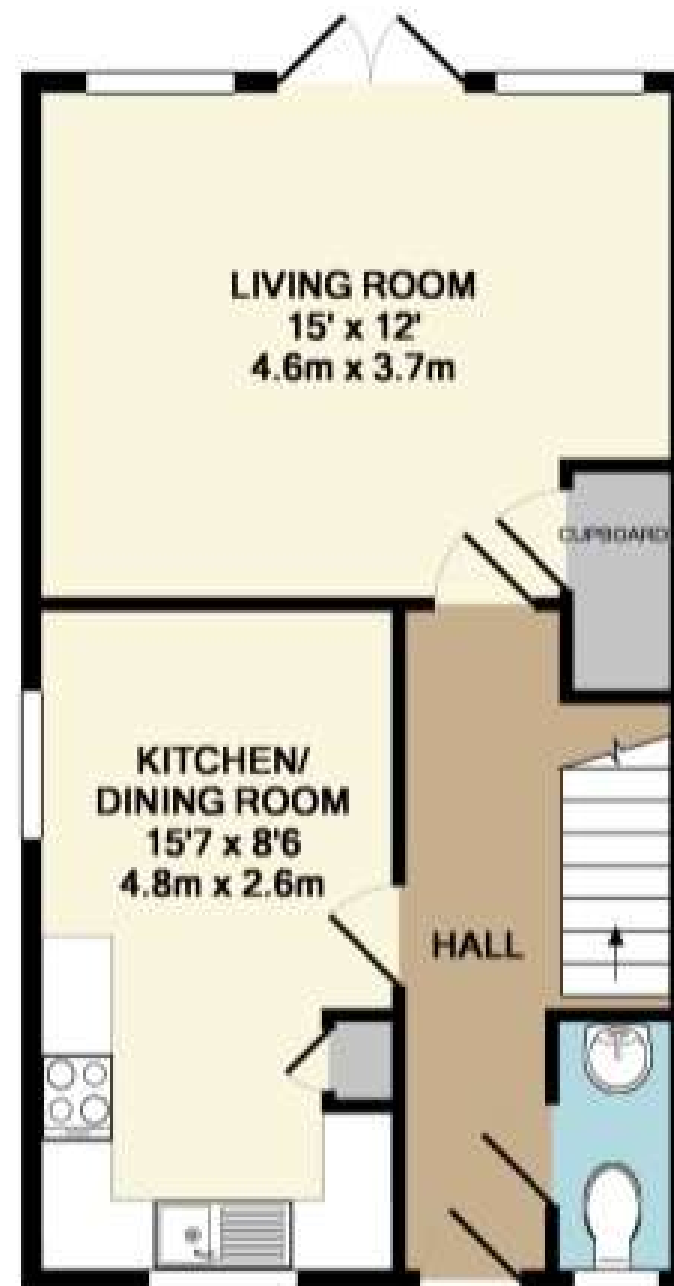
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,630)

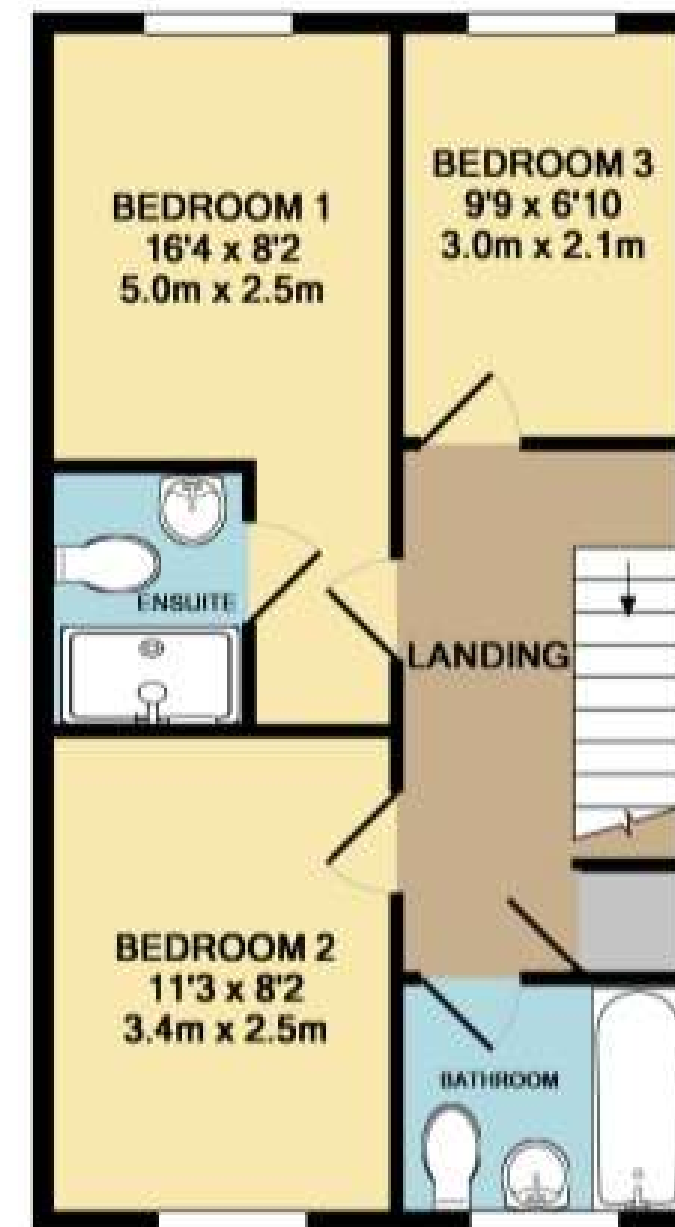
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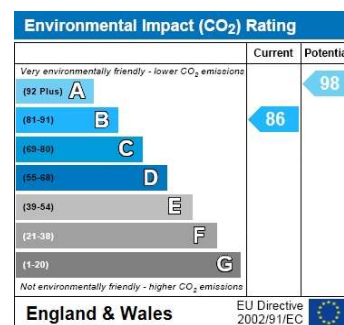
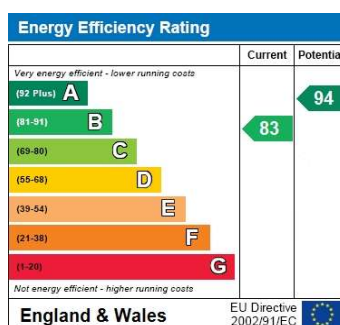




GROUND FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 828 SQ.FT. (77.0 SQ.M.)





### AREA INFORMATION:

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St Johns Church of England Primary School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

High Brooms mainline statio is a mere 7 minutes walk away and with the additional Tunbridge Wells station, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





