



**TW Property**

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# 42 Goods Station Road, TN1 2DB



## £315,000 Freehold



TW Property 34 Monson Road, Tunbridge Wells, Kent. TN1 1LU  
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## Accommodation...

- ⌘ Lounge ()
- ⌘ Dining Room ()
- ⌘ Kitchen ()
- ⌘ Bedroom ()
- ⌘ Bedroom ()
- ⌘ Bathroom ()
- ⌘ Courtyard Garden ()

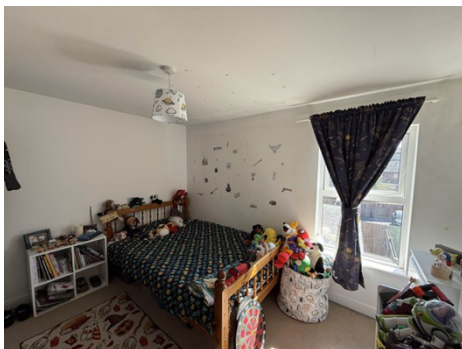
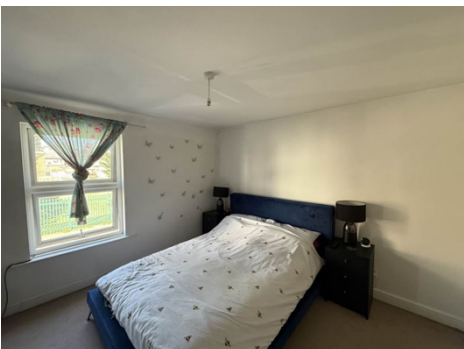
## The Features...

- ⌘ Modern Kitchen
- ⌘ Private courtyard garden
- ⌘ No onward chain
- ⌘ Double Glazed Windows
- ⌘ Council Tax band C

## The Property...

Offers in the Region of £315,000. This exceptionally well-presented property is situated in the heart of Tunbridge Wells, offering the perfect blend of modern living and convenient access to everything the town has to offer.

The property features a spacious Lounge and a separate Dining Room, providing ample space for entertaining and family life. These rooms seamlessly lead through to the modern kitchen, which boasts integrated appliances, perfect for those who love to cook and entertain. Upstairs, you'll find two generously sized double bedrooms, offering plenty of natural light and space. The family bathroom is finished with a modern white suite, providing a stylish and functional space for relaxation. The property is ideally located just a 5-10 minute walk from Tunbridge Wells mainline station, making it perfect for commuters, and is surrounded by a wide variety of shops, bars, and restaurants in the town centre. Viewing is highly recommended to fully appreciate the property and its prime location.

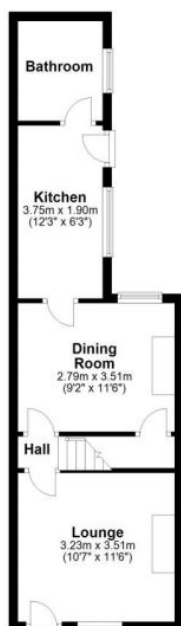




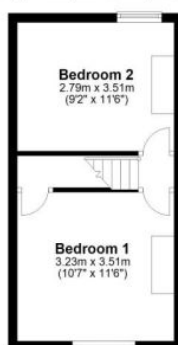
# Summary...

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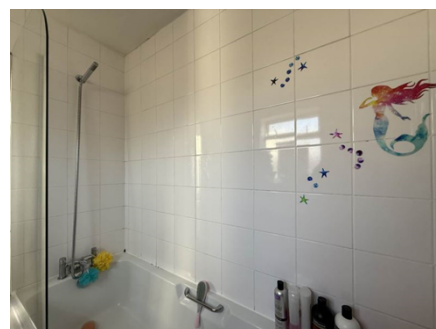
**Ground Floor**  
Approx. 35.8 sq. metres (385.0 sq. feet)



**First Floor**  
Approx. 24.2 sq. metres (260.3 sq. feet)



Total area: approx. 59.9 sq. metres (645.2 sq. feet)



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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