



**Legg & Co**  
SALES AND LETTINGS

Mereworth Road |  
Tunbridge Wells | TN4

*EDWARDIAN PROPERTY | SEMI DETACHED | BEAUTIFULLY PRESENTED | FOUR BEDROOMS | TWO RECEPTION ROOMS | PRETTY REAR GARDEN*

**GUIDE PRICE £800,000 - £825,000 FREEHOLD**

Legg & Co are delighted to offer for sale this immaculately presented four bedroom Edwardian home in a popular road in the St John's quarter of Tunbridge Wells. Throughout the property offers spacious and naturally well lit accommodation with many period features including high ceilings, picture rails and fireplaces. The property comprises: entrance hallway, large sitting room with sash windows to front, good sized dining room with door to outside courtyard, modern kitchen with ample work surface and storage cupboards, breakfast bar, space for appliances and a separate WC. To the first floor there is a large master bedroom with sash windows to front and feature fireplace, two further double bedrooms and single bedroom. There is a family bathroom with roll top bath and access to the loft. The property has the possibility to extend STPP. Outside the property has a lovely private rear garden and pretty courtyard area, access to the front and on street parking. The location is ideal for access to primary and secondary schools including Tunbridge Wells Grammar School for Girls, Skinners, and the Boys Grammar, local shops which include a mini Waitrose, Sainsburys and Marks and Spencer and the property is approximately 1 mile from Tunbridge Wells mainline station. We strongly advise booking to view!!





# Mereworth Road, Tunbridge Wells, TN4

Approximate Area = 1308 sq ft / 121.5 sq m

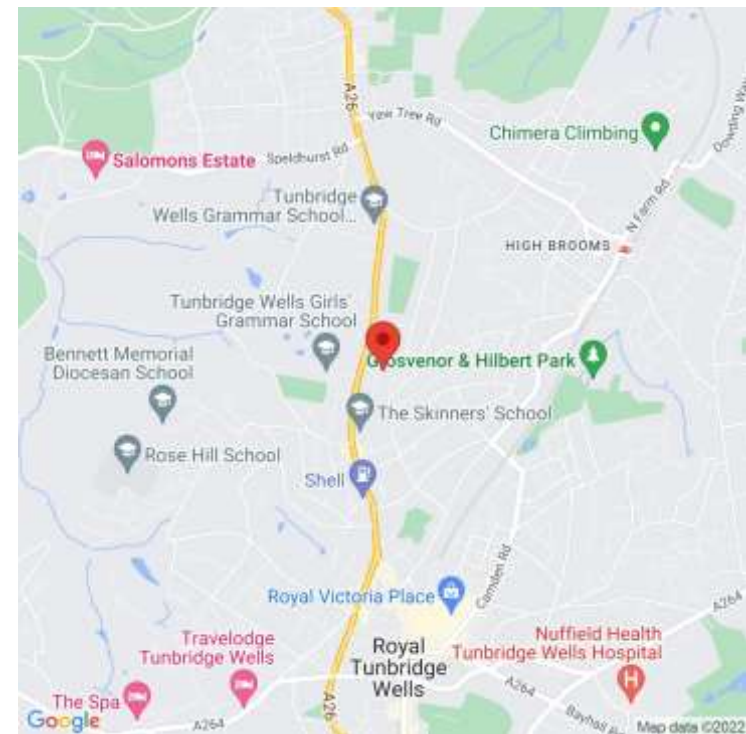
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Measurements. © Goldswain 2022. Approved for Royal LePage Property Consultants. REF: 106152

## Legg & Co Property Limited

Riverside House, River Lawn Road, Tonbridge, Kent, TN9  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.