



**51 Birling Road, Tunbridge Wells**

Guide Price **£1,650,000**

**MADDISONS**  
RESIDENTIAL



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Birling Road is a quiet residential road within walking distance of The Pantiles, the elegant Georgian colonnaded walkway believed by many to be the most pleasant place in Tunbridge Wells to browse, shop, eat, drink and stroll. A regular farmers' and craft market is held fortnightly on the colonnade and features an excellent range of stalls selling high quality local produce, hot foods, crafts, homewares and accessories. The mainline station, with its fast and frequent trains to Central London is also under a mile away and there are excellent schooling options locally, within both the state and independent sectors, including those in the sought-after Kent Grammar system. Tunbridge Wells has a diverse range of restaurants, shops and sporting facilities and the impressive, award-winning Bluewater Shopping Centre is only 45 minutes' drive. If you want to escape to the coast, then the lovely seaside towns can be reached by train or car in under an hour.





## **GARDEN**

Tiered garden with lower level terrace, upper level laid to lawn and garden studio

## **OFF STREET**

3 Parking Spaces

Driveway with parking for 3 cars



# Birling Road, TN2

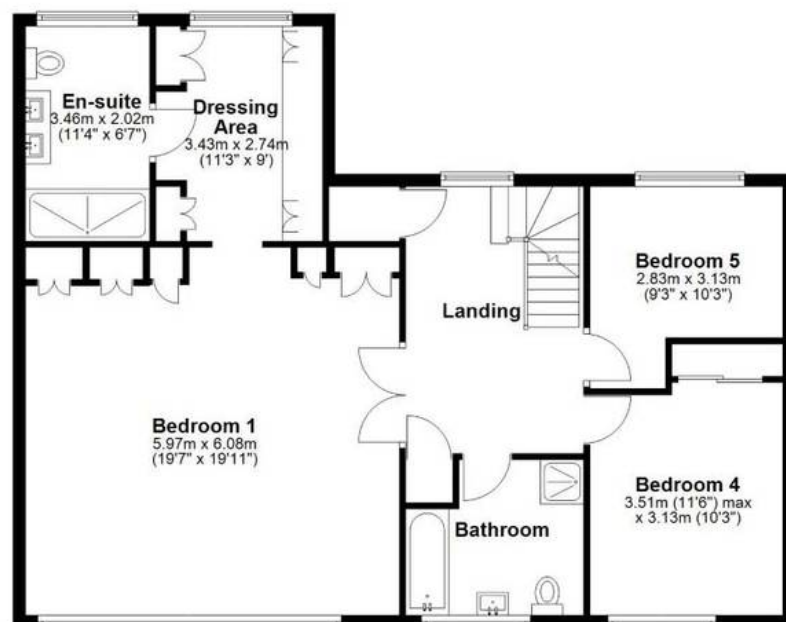
Approximate area = 2889.0 sq ft / 268.4 sq m

Outbuildings = 211.2 sq ft / 19.6 sq m

Total area = 3100.2 sq ft / 288.0 sq m

For identification only, not to scale.

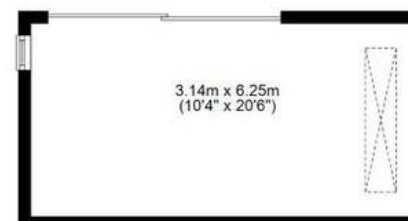
First Floor



Second Floor



Outbuilding



Denotes restricted headspace.



Ground Floor





## Maddisons Residential

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