



**Price**

**£600,000**

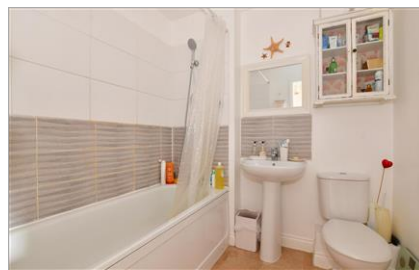
**Freehold**

4x  2x  1x 

**Merrion Way, Tunbridge  
Wells, Kent, TN4**

*Wards*  
Helping you move forwards





## Main features

- Wonderful family home in excellent condition
- Detached garage part converted to workshop/home office
- Ample parking with further parking at rear
- Versatile garden over 2 levels with large summer house
- 0.4 miles from mainline station and A21

## Accommodation

### GROUND FLOOR

#### Hallway

#### Cloakroom

**Lounge:** 17'7 x 13'5 (5.36m x 4.09m)

**Kitchen/Diner:** 16'9 x 10'1 (5.11m x 3.08m)

### FIRST FLOOR

#### Landing

**Bedroom 1:** 12'5 x 10'5 (3.79m x 3.18m)

#### En-Suite

**Bedroom 2:** 10'11 x 10'4 (3.33m x 3.15m)

**Bedroom 3:** 7'3 x 6'11 (2.21m x 2.11m)

**Bedroom 4:** 8'2 x 6'10 (2.49m x 2.08m)

### OUTSIDE

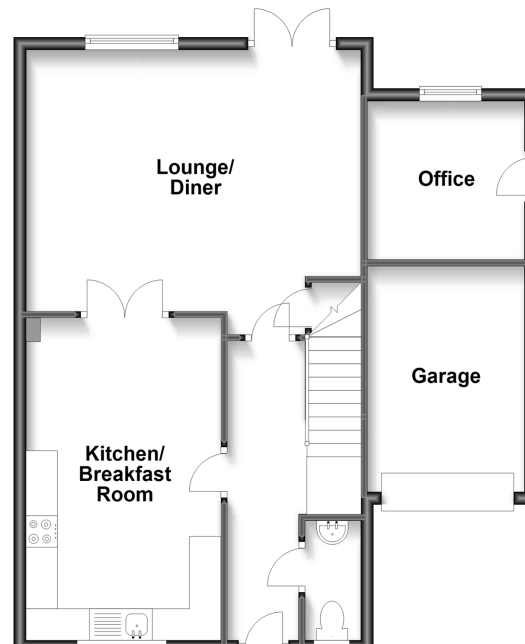
#### Off Road Parking

#### Workshop

#### Summer House

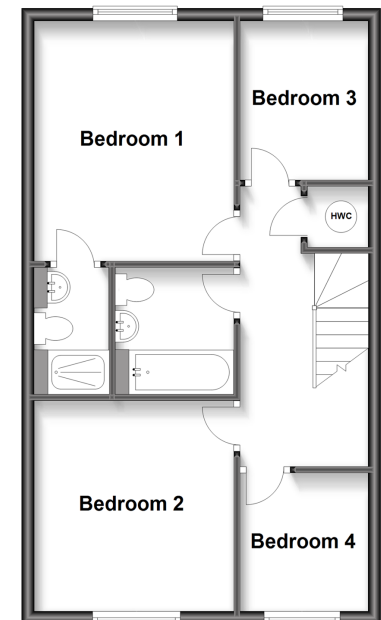
### Ground Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



### First Floor

Approx. 49.8 sq. metres (535.5 sq. feet)



Call Tunbridge Wells - 01892 542767 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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