



**Price**

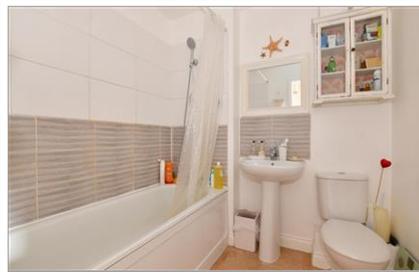
**£600,000**

**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

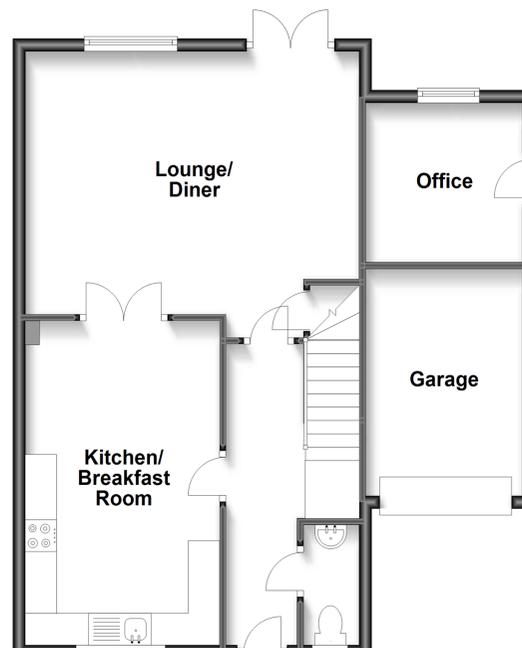
Off Road Parking

Workshop

Summer House

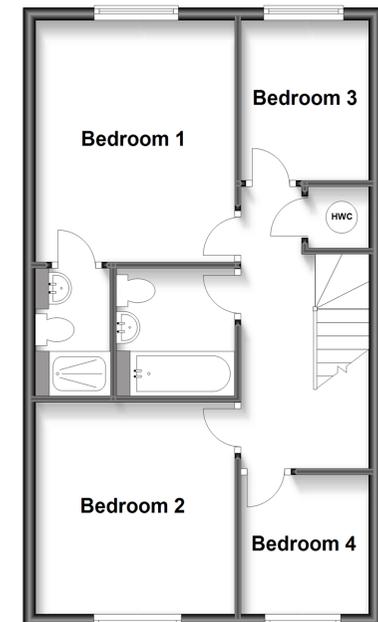
### Ground Floor

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 ■ [wardsofkent.co.uk](http://wardsofkent.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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