



ST. JOHNS ROAD
TUNBRIDGE WELLS GUIDE PRICE: £675,000 - £700,000



St. Johns Road

Tunbridge Wells, Kent, TN4 9XE

**Porch - Entrance Hall - Dining Room With Feature
Fireplace & Door To Garden - Living Room With Feature
Fireplace - Kitchen - Utility Room - Cloakroom - First Floor
Landing - Four Bedrooms - Bathroom & Separate WC -
Southerly Facing Rear Garden - Garage**

Situated in a popular location close to local primary and secondary schools as well as shops and transport links is this four-bedroom semi-detached 1930's house.

The property boasts spacious and well-proportioned accommodation over two floors and has the potential to extend STPP.

Entering the good size entrance hall there is a reception room to the front (currently a living room) and the dining room to the rear. The kitchen is also to the rear of the property and is overlooking the sunny landscaped garden. Upstairs on the first floor are four bedrooms of which three are good size double bedrooms, plus a box room, currently being used as a study. There is a family bathroom which has a bath and shower over and the WC is separate. Outside the rear garden is South facing and has been mainly brick paved for easy maintenance. The front has a garage and ample off-road parking.

These are popular properties, so we highly recommend an internal viewing as soon as possible.

PORCH:

Double glazed doors, tiled floor.

ENTRANCE HALL:

Wooden front door, laminate flooring, understairs cupboard housing meters, smoke alarm.

DINING ROOM:

Feature fireplace, fitted shelves and cupboard, radiator. Double glazed door leading to garden.



LIVING ROOM:

Feature fireplace, wooden flooring, fitted shelves, radiator. Double glazed window to front.

KITCHEN:

Fitted with a range of wall and floor cupboards and drawers with tiled splashbacks. Stainless steel sink with drainer and mixer tap. Integrated electric oven and inset hob. Integrated dishwasher. Space for fridge/freezer. Laminate flooring. Double glazed window to rear.

UTILITY ROOM:

Space for washing machine and tumbled drier, vinyl flooring. Double glazed door to side.

CLOAKROOM:

Fitted with a low level wc, wash hand basin. Double glazed window to rear.

FIRST FLOOR LANDING:

Fitted carpet, radiator, loft hatch, smoke alarm. Airing cupboard with shelves. Double glazed window to side.

BEDROOM:

Double glazed window to front, fitted carpet, radiator. Fireplace with ceramic surround. Two double fitted wardrobes.

BEDROOM:

Double glazed window to rear, fitted carpet, radiator. Fireplace with ceramic surround. Two double fitted wardrobes.

BEDROOM:

Double glazed window to front, fitted carpet, radiator.

BEDROOM:

Double glazed window to front, radiator.

WC:

Low level wc, double glazed window to side.

BATHROOM:

Fitted with a suite comprising panel enclosed bath with shower over and glass screen, wash hand basin. Vinyl flooring, partially tiled walls, radiator. Double glazed window to rear.

OUTSIDE REAR:

A southerly facing garden with large blocked paved patio, mature shrubs and trees. Side access, wooden shed, outside tap.



GARAGE:

Wooden double doors, power and light, consumer unit, wall mounted boiler.

SITUATION:

The property is ideally situated in a popular residential part of Southborough, being close to local shops, bus services and a wide range of amenities. Within walking distance there are a number of both primary and secondary schools, including the Tunbridge Wells Grammar School for Boys and St. Gregory's Catholic School. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distance offering a wide range of shopping facilities. Mainline railway stations are located in both towns as well as in High Brooms (0.9 miles away) and all offer fast frequent train services to London and the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a ten pin bowling complex, multi screen cinema and private health club.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511311

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



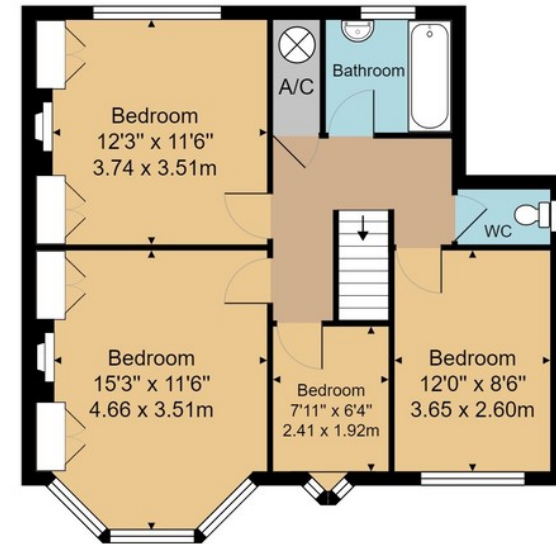
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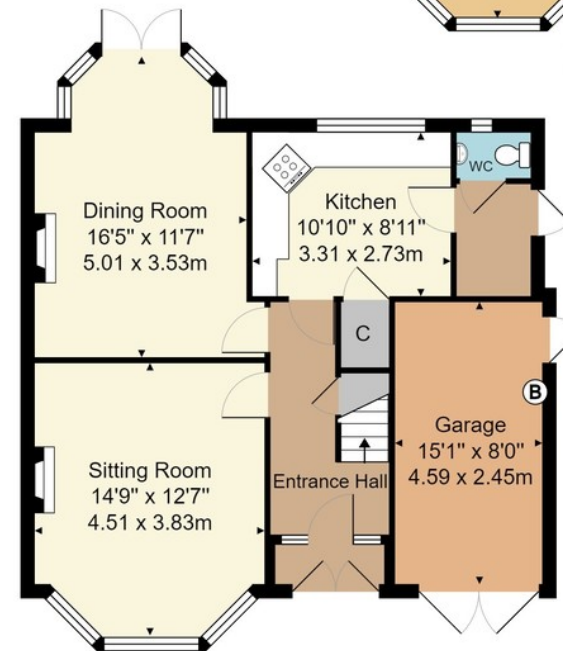
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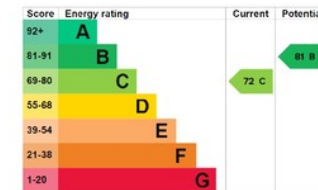
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First Floor



Ground Floor



Approx. Gross Internal Area 1404 ft² ... 130.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.