



Cambrian Road, Tunbridge Wells, Kent

**KMJProperty**
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Accommodation over 3 floors

Utility Room

4 Bedrooms

Semi - Detached

2 Bathrooms

This meticulously refurbished Victorian semi-detached property has been thoughtfully transformed into an exquisite family home.

Step through the threshold into a capacious kitchen/dining area adorned with a contemporary shaker-style kitchen featuring beautiful solid wood countertops. A door from the kitchen beckons you into a sun-kissed, low-maintenance garden. Adjacent to the kitchen, a utility room provides access to both the garden and the side/front of the property. The living room graces the front of the house, boasting an enchanting bay window that bathes the room in natural light.

Venturing to the first floor, you'll discover two bedrooms and a generously sized family bathroom. The bathroom is a harmonious blend of modernity and tradition, showcasing a roll-top bath, a walk-in shower with an expansive glass enclosure, WC, a vanity unit with washbasin, and an elegantly designed towel rail/radiator. The second bedroom, with its pleasing proportions, offers delightful views overlooking the town. Meanwhile, bedroom three enjoys a charming vista of the rear garden.

The final two bedrooms, along with a shower room, grace the second floor. The principal bedroom is graced with dual aspects, providing panoramic views. The smallest bedroom, bedroom four, serves as an ideal dressing room/nursery/office or single bedroom. The shower room on this floor echoes the traditional aesthetic of the bathroom, featuring a spacious walk-in shower with a generous glass enclosure, a washbasin, and a WC.

Outside is a sunny rear garden, featuring an al-fresco patio perfect for summer gatherings. While the garden has been designed for low maintenance, it offers ample scope for customisation to suit your preferences.

Nestled in Tunbridge Wells, this property enjoys proximity to esteemed educational institutions, including St. John's Primary School, Skinners Grammar School, Tunbridge Wells Boys Grammar, and Tunbridge Wells Girls Grammar, among others. Local conveniences such as shops, bakeries, cafes, and services can be found on High Brooms Road and Silverdale Road. For a diverse shopping experience, the Royal Victoria Place Shopping Centre and the charming boutiques of Tunbridge Wells High Street and Pembury High Street are within easy reach. Leisure enthusiasts will appreciate Knights Park, where a cinema complex, bowling alley, and fitness club are at your disposal. Additionally, numerous parks and recreation grounds cater to various activities like golf, cycling, horse riding, and sailing. Commuting is a breeze, with High Brooms Main Line Station nearby, providing regular services to London and Hastings. The A21 offers easy access to the coast and the M25, while Gatwick Airport is conveniently located approximately 25 miles away.

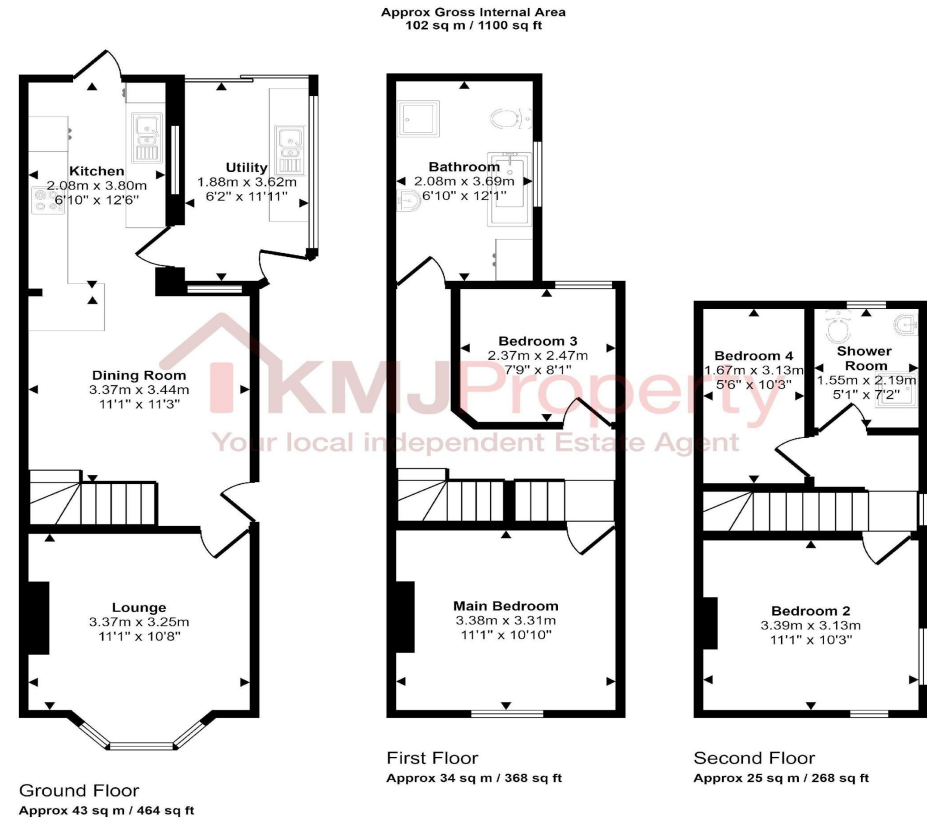
MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

Council Tax Band G - Freehold



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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