

# 1 St Johns Park, Tunbridge Wells Kent TN4 9XG



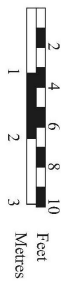
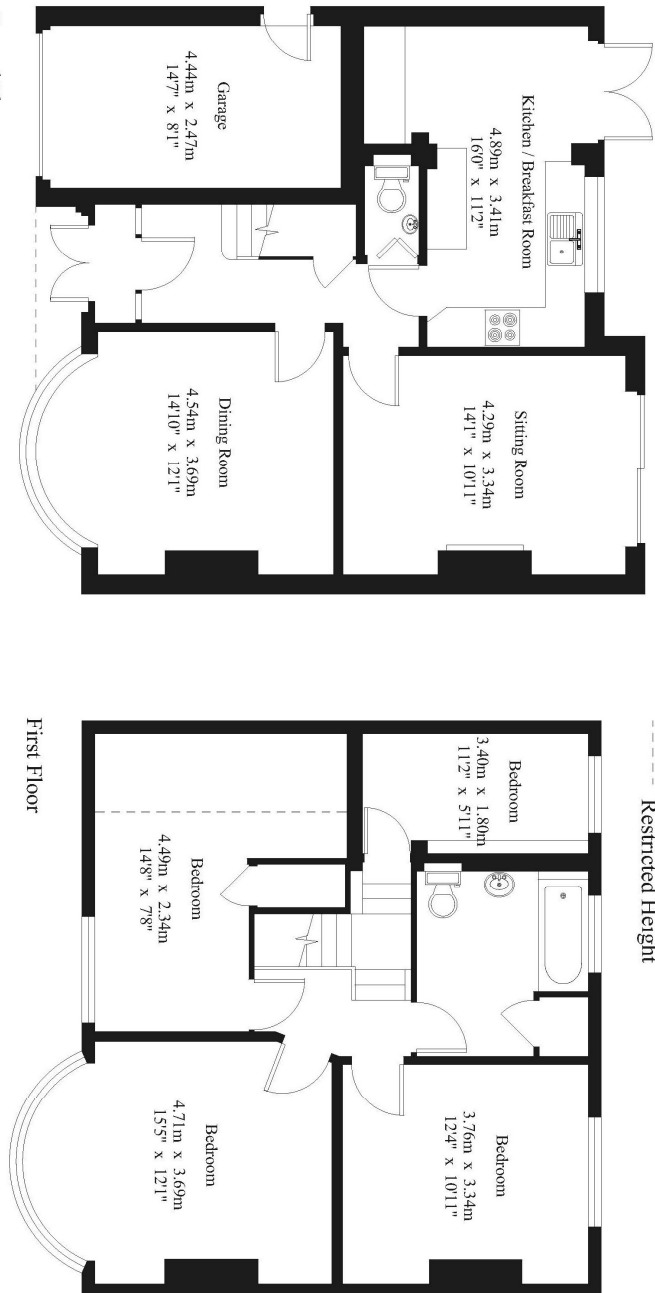
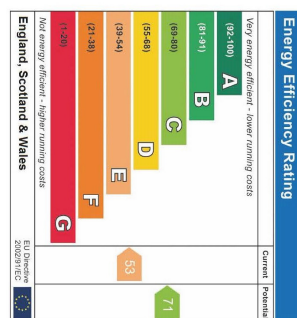
A well presented 4 bedroom semi detached house providing spacious family accommodation, set in a good sized established garden in a quiet cul-de-sac. Close to excellent primary, secondary and grammar schools, and only just over a mile to High Brooms station

Entrance Vestibule Hall Cloakroom Sitting Room Dining Room Kitchen/Breakfast Room  
with Utility Area 4 Bedrooms Bathroom large Attic Gas Fired Central Heating  
Sealed Double Glazing Front Garden with Off Road Parking Integral Garage Large Rear Garden

**GUIDE PRICE £525,000 FREEHOLD  
NO FORWARD CHAIN**

## 1 St Johns Park

Gross Internal Area : 134,8 sq.m (1450 sq.ft.)



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Important Notice: a) These particulars are set out as a general outline, only for the guidance of intending purchasers, and do not constitute part of an offer or contract. b) All dimensions, distances and areas are approximate, and for reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. c) Prospective purchasers are strongly recommended to satisfy themselves as to the working order of the main services; various electrical or gas appliances; plumbing; drainage; alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.





#### THE PROPERTY

- ◆ Four bedroom family house set in a large garden
- ◆ In quiet cul-de-sac
- ◆ Enclosed entrance vestibule
- ◆ Front door to spacious hall with staircase to first floor and separate cloakroom
- ◆ Good sized sitting room, attractive fireplace surround with Cannon coal effect gas fire and sliding patio doors out to garden
- ◆ Dining room with bow window to front, blinds included
- ◆ Attractive fitted kitchen with granite work surfaces, integrated dishwasher, fridge/freezer, Bosch oven and hob with extractor above
- ◆ Breakfast/utility area with granite work surface with plumbing beneath for washing machine. French doors out to garden
- ◆ Karndean flooring in hall and kitchen
- ◆ 3 double bedrooms and a single bedroom
- ◆ Refurbished family bathroom
- ◆ Spacious, part boarded and insulated roof space

#### OUTSIDE

- ◆ Attractive brick herringbone front drive, side path and rear patio
- ◆ Integral garage with off road parking to the front
- ◆ Sunny south facing rear garden with a large expanse of lawn, well established borders, trees and shrubs

#### PRACTICALITIES

- ◆ Freehold
- ◆ Tunbridge Wells Borough Council Tax Band E
- ◆ Sealed double glazed windows
- ◆ Gas fired central heating
- ◆ The gas fire and boiler is maintained under a British Gas contract
- ◆ Virgin Media cable available
- ◆ All main services

#### SITUATION

- ◆ Convenient for St John's, St Augustine's and Southborough Primary Schools
- ◆ Close to a wide selection of secondary schools including boys and girls grammar schools
- ◆ High Brooms station is approx. 1.1 miles distant with direct commuter services to London
- ◆ Tesco metro, Sainsbury local and mini M & S all within a mile
- ◆ Regular bus services to Tunbridge Wells and Tonbridge

#### DIRECTIONS

From our offices proceed in a northerly direction up London Road, past the traffic lights and at the mini roundabout continue onto St Johns Road (A26). Continue along this road and just after the turning into Powder Mill Lane on the opposite side of the road, turn left into the slip road and left again, where St Johns Park will be found on the right. The property is the first house on the left in St Johns Park

#### VIEWING

Strictly by appointment through sole agents Sumner Pridham

