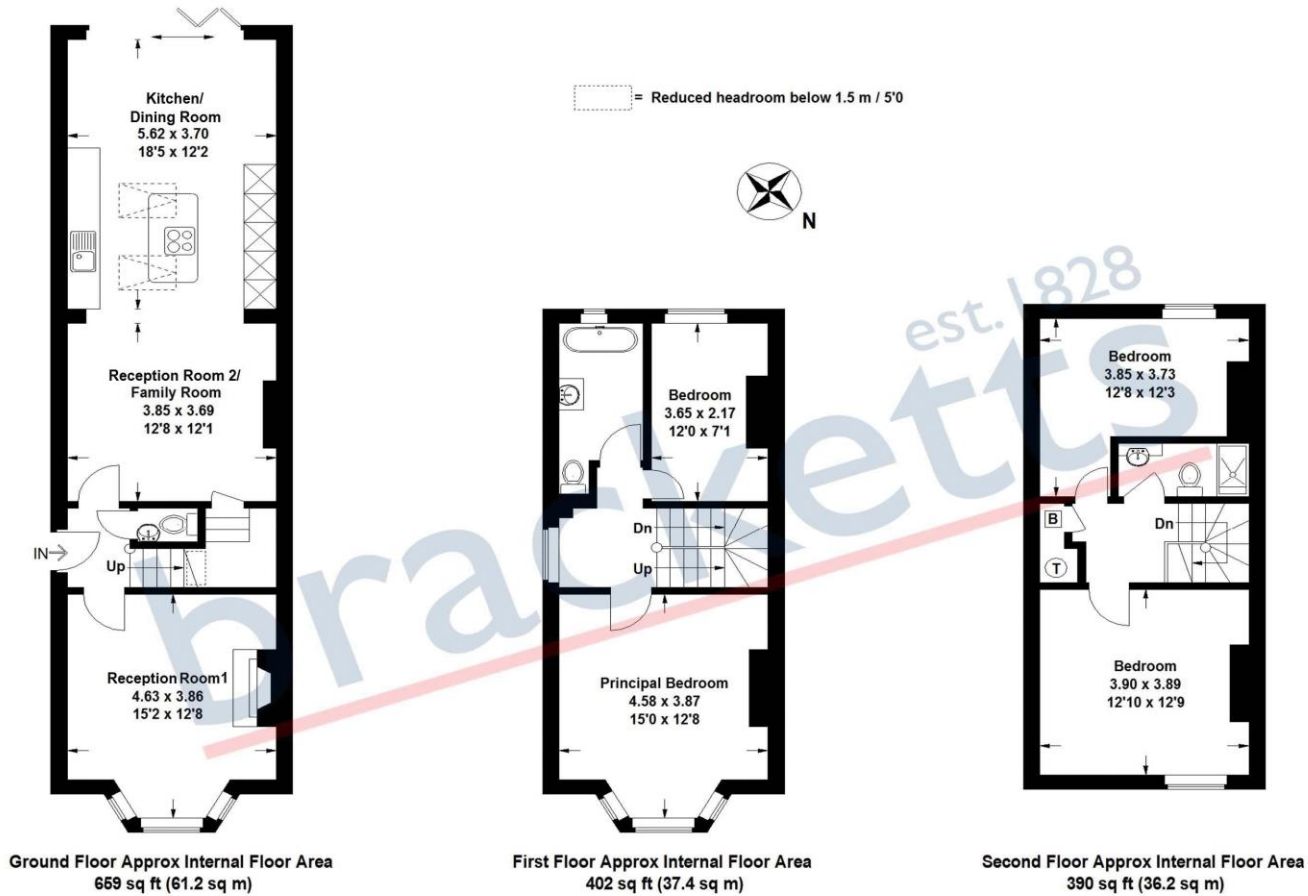




4 Cambridge Street, Tunbridge Wells, Kent TN2 4SJ  
**Guide Price £760,000 Freehold**

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**bracketts**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## VIEWING

By appointment with Bracketts.

## LOCATION

Located in this highly favoured and sought-after area that sits within approximately half a mile from Tunbridge Wells town centre with its mainline railway station and multiple range of shopping and recreational facilities. The area is well served for schooling for children of all ages although we urge caution if using Rightmove School Checker as we have been advised by the vendor that this does not reflect the school places that have been offered recently. For secondary schools, Tunbridge Wells boasts three grammar schools, along with two highly regarded Church schools and a thriving comprehensive.

## TO BE SOLD

We are delighted to be offering for sale this extended Victorian villa which comes to the market in superb decorative order and having been the subject of much refurbishment by the current owners. Approximately five years ago the property was rewired, replumbed and replastered, together with a significant rear extension which creates a magnificent open plan family/dining/kitchen with bi-fold doors opening to the landscaped 55ft south-facing garden. The property had a new roof approximately three years ago, as well as new gutters and soffits. There is zoned heating from the gas central heating boiler, together with underfloor heating in the kitchen. A useful benefit of this property is the small cellar/store room accessed from the family room which has been tanked and has a moisture exchange unit allowing for the dry storage of shoes and coats etc. The property has been remodelled to create a downstairs WC and there is a bathroom and shower room on each floor.

## ACCOMMODATION

### Entrance Hall

Stripped wood flooring. Turned rise of stairs to the First and Second Floors. Doors to reception rooms 1 and 2 and downstairs cloakroom.

### Downstairs Cloakroom

High level WC, small wash basin with tiled splashback. Extractor fan. Stripped wooden flooring.

### Reception Room 1

Angular bay with three sash windows to the front. Chimney breast with stone fireplace with cast iron insert and tiled slips, granite hearth. Coved cornice, picture rail and ornate central ceiling rose.

### Reception Room 2 / Family Room

Chimney breast with shelved recess to one side. Stripped wooded flooring. Door concealing small CELLAR/CUPBOARD housing the underfloor heating control, consumer unit and providing shoe and coat storage facilities, with power and light and providing a really useful storage facility. The family room is open plan to:

### Kitchen/Dining Room

A beautifully fitted and appointed gloss white kitchen featuring a central island unit with stone worktops with matching upstands and integrated stainless steel undermount one-and-a-half bowl sink with brushed steel mixer tap. The island has an electronic touch control induction hob and overhang providing a breakfast bar. Integrated larder cupboard. Space for full height fridge/freezer. Integrated washer/dryer and dishwasher. Fitted eye level stainless steel double oven. Porcelain tiled floor which extends into the dining area with space for table and chairs. Sloping ceilings with two large Velux skylights, together with a window above the sink to the side and powder coated aluminium bi-fold doors across the entire width of the room giving access to the garden.

### First Floor Landing

Sash window to the side. Doors to all rooms. Turned rise of stairs to the Second Floor.

### Bedroom 1

Angular bay with three sash windows to the front. Coved cornice.

### Bedroom 2

Sash window to the rear. Chimney breast.

### Family Bathroom

A stunning showpiece bathroom with freestanding double ended bath with central mixer tap, together with separate shower attachment, vanity basin set onto a mirrored double door cupboard beneath, push button WC. Tiling to two walls with feature glass mirror-effect tiles. Chromed ladder-style heated towel rail. Wall heater. Sash window to the rear. Ceramic tiled floor with matching upstand.

### Second Floor Landing

Loft hatch. Airing cupboard housing the Worcester Bosch gas central heating boiler adjoining the unvented hot water tank to the side, with shelving above. Doors to bedrooms 3, 4 and shower room.

### Shower Room

A white suite comprising a walk-in shower with glazed door and fixed shower head, together with a hand-held shower and body jets, back to wall WC with concealed push button flush, vanity basin set into a granite worktop with mixer tap. Partially tiled walls with real stone feature tiles and ceramic tiled floor. Velux skylight. Extractor fan.

### Bedroom 3

Partially sloping ceiling. Sash window to the front.

### Bedroom 4

Partially sloping ceiling. Sash window to the rear enjoying an attractive outlook over the rear garden and townscape views beyond.

## OUTSIDE

There is a small **Front Garden** with pathway to the front door (located at the side of the property). A gated side access to the south-facing **Rear Garden** which is accessed directly from the kitchen/dining room and measure approximately 55ft. There is a patio area immediately outside the house which leads onto a good sized area of lawn flanked with flower and shrubbery borders and two timber garden sheds.

## ROUTE TO VIEW

From our office in the High Street proceed north taking a right hand turn into Grove Hill Road. Continue uphill bearing left into Prospect Road the turn right into Cambridge Street where this property will be found shortly along on the right hand side.

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