

98 Stephens Road, Tunbridge Wells Kent TN4 9QA



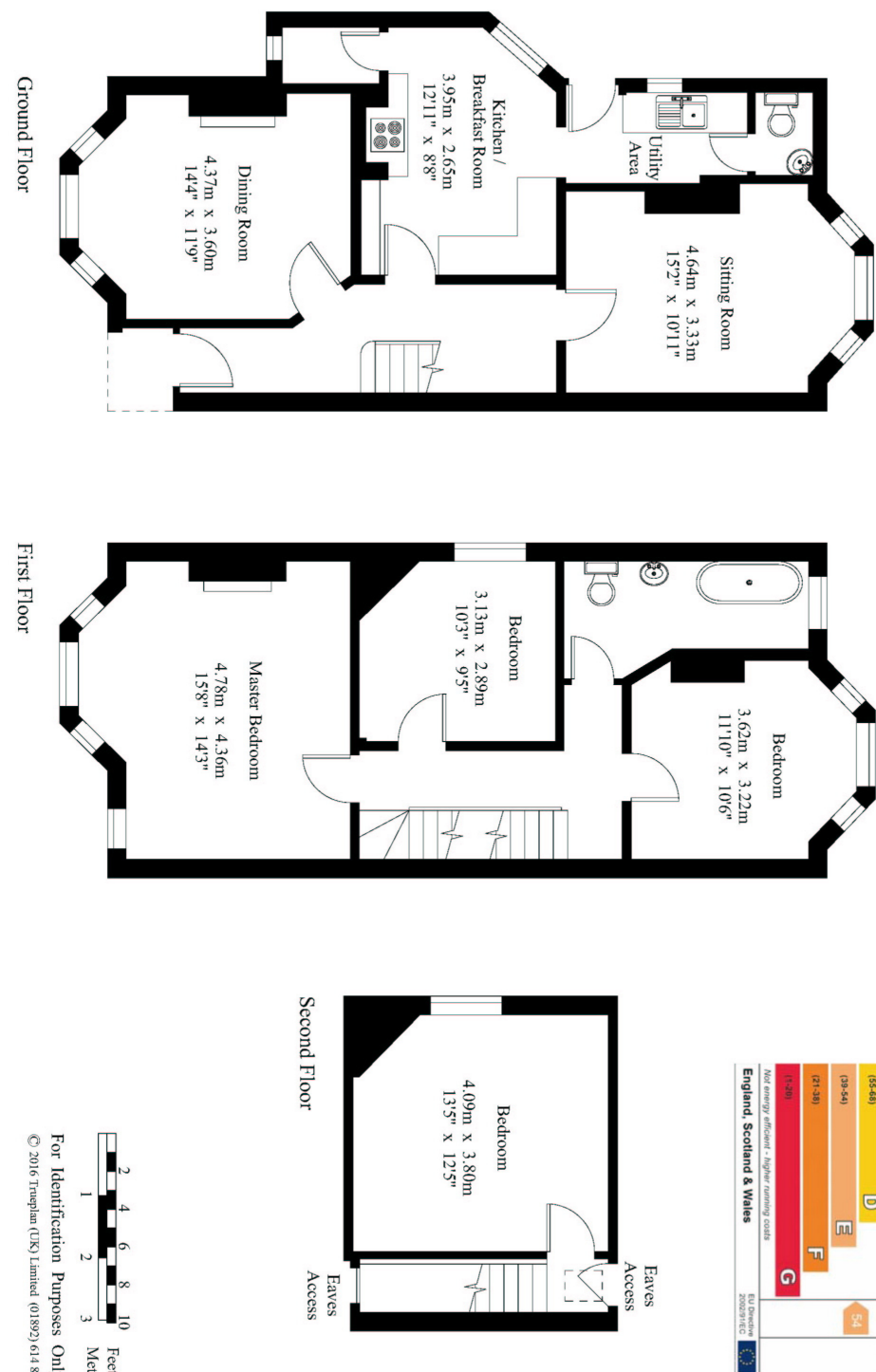
A fine example of a halls adjoining 4 bedroom Edwardian family house, beautifully maintained and benefiting from well proportioned rooms with period features, arranged over three floors. Located in a sought-after residential road close to schools, shops and station

Covered Porch Hall Sitting Room Dining Room Kitchen/Breakfast Room with Utility Area
Cloakroom 4 Bedrooms Bathroom Walk-In Attic Gas Fired Central Heating
Front and Rear Gardens with Side Access

OIRO £635,000 FREEHOLD

98 Stephens Road

Gross Internal Area : 133.8 sq.m (1440 sq.ft.)



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

- ◆ Internal inspection is strongly recommended to appreciate this fine Edwardian family home
- ◆ Presented in excellent decorative order throughout
- ◆ Many period features remain including cornices, fireplaces, doors and refurbished sash windows to all rooms
- ◆ Attractive entrance porch to a stained glass panelled front door
- ◆ Hall featuring a period staircase spanning three floors
- ◆ Sitting room featuring a wide bay with views over the garden
- ◆ Dining room with open fireplace and period surround, wide bay to the front
- ◆ Attractively fitted kitchen with bespoke wooden cabinets and work surfaces. Feature large angled sash window with view to garden. Further kitchen area with window, door to garden, plumbing for dishwasher leading to cloakroom
- ◆ Utility area with plumbing for washing machine and window to front
- ◆ Large and well proportioned principal bedroom with bay and open fireplace with period surround
- ◆ Two further attractive bedrooms on the first floor, one with a large bay with a view over the rear garden
- ◆ Good sized bathroom featuring a claw foot roll top bath with matching pedestal washbasin and WC
- ◆ Period staircase leading to the second floor and double bedroom 4 with sash window to the side and period fireplace surround
- ◆ Door off the landing into a walk-in eaves attic with potential

OUTSIDE

- ◆ The property benefits from carefully tended gardens
- ◆ The rear garden features a terrace with a central path leading through a rose arch to a lower afternoon sun patio. The well stocked borders include a variety of rose bushes, flowers and mature hawthorn and cherry trees



- ◆ Two painted garden sheds
- ◆ The garden has been fenced by Tate Fencing including the side gate
- ◆ Small area of garden to the front with side access

SITUATION

- ◆ Highly desirable tree lined residential road
- ◆ Located close to primary and secondary schools, including boys' and girls' grammar schools
- ◆ Commuter services to London Charing Cross and Cannon Street in just under an hour from High Brooms station 0.8 miles or Tunbridge Wells central station 1.2 miles
- ◆ Accessible to the town centre and to local shops, cafes and mini supermarkets in St Johns

PRACTICALITIES

- ◆ The property has been well maintained within the last ten years and includes the installation of a new boiler, re-plastered walls and ceilings in many areas of the house, upgrading of the electrics and sash windows refurbished throughout
- ◆ The side elevation has been re-pointed and recent repainting to the soffits and bargeboards (2015)
- ◆ All main services are connected
- ◆ Tunbridge Wells Borough Council Tax Band E

DIRECTIONS

From our offices, proceed into London Road (A26) and go in a northerly direction. Go past the old hospital site and at the mini roundabout continue onto the St Johns Road (A26). Take the third main turn on the right into Somerset Road and follow the road round to the junction with Stephens Road and turn left. Continue along the road and the property will be found on the left hand side

VIEWING

Strictly by appointment through sole agents Sumner Pridham

