58 East Cliff Road, Tunbridge Wells
Kent TN4 9AG

A significantly improved and extended 5 bedroom detached family house, presented in excellent decorative order and located in a prime residential road for Tunbridge Wells Grammar Schools and within walking distance to St John’s Primary School and mainline station.

Enclosed Porch  Hall  Cloakroom  Sitting Room  Family Room  Kitchen/Breakfast Room  5 Bedrooms  En-Suite Bathroom  Large Family Bathroom  Second Floor Shower Room  Gas Fired Central Heating  Double Glazed Window  Large Garden  Multiple Off Road Parking  Integral Garage

PRICE £825,000 FREEHOLD
THE PROPERTY

♦ A useful enclosed porch with front door leading to
♦ Hall with window to side and staircase to the first floor and access to the ground floor cloakroom
♦ Double aspect kitchen/breakfast room with large French doors leading out to an entertaining terrace. Fitted with a comprehensive range of cupboards with wooden works surfaces, ceramic butler sink, integrated dishwasher and attractive display cabinets
♦ Large semi vaulted sitting room, double aspect one end with French doors to the entertaining terrace, plus skylights and feature wall mounted remote controlled electric fire. Oak flooring continuing through to
♦ Family room via a pair of part glazed doors with attractive fire place and window to the front
♦ Staircase leading to first floor landing with useful built-in linen cupboard and large window to the front
♦ Master bedroom enjoys a double aspect outlook with fitted wardrobe cupboards
♦ En-suite bathroom with corner bath and window to rear
♦ Two rear facing double bedrooms with attractive outlook over the garden and further bedroom to the front
♦ Large family bathroom with separate shower unit plus bath
♦ Staircase to the second floor landing with study area beneath a skylight
♦ Triple aspect bedroom plus adjacent separate shower room

OUTSIDE

♦ To the front is a substantial brick wall in front of mature shrubs
♦ Block paved driveway providing off road parking and integral garage
♦ An attractive rear garden with a large entertaining terrace, accessed from both the sitting room and large kitchen/breakfast room
♦ Steps lead down to the main garden which is laid to lawn, providing a large playing area

SITUATION

♦ Sought-after residential road
♦ St Augustine’s primary school is 0.1 of a mile
♦ St John’s primary school is 0.2 of a mile
♦ Easy walking distance of both the Boy’s and Girl’s Grammar Schools
♦ Walking distance of both High Brooms station 1 mile and Tunbridge Wells mainline station 1.4 miles, both providing a fast commuter service to London Charing Cross and Cannon Street in under the hour

PRACTICALITIES

♦ Tunbridge Wells Borough Council Tax Band E

DIRECTIONS

From our offices, proceed north up the London Road and onto the St Johns Road. Continue past the church and Skinners School and take the second right into East Cliff Road. Bear left at the corner and property will be found further along on the right hand side.

VIEWING

Strictly by appointment through Sumner Pridham