



# WOOD & PILCHER



- Victorian Semi Detached Home
- Arranged Over 3 Storeys
- Potential for Development, STPP
- 3 Bedrooms
- On Street Parking
- Energy Efficiency Rating: D

**St. James Road, Tunbridge Wells**

**£475,000**

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## 103 St. James Road, Tunbridge Wells, TN1 2HQ

An impressive and already spacious semi detached period property in this popular location, arranged over 3 storeys and with further potential for development, subject to the necessary permissions being obtainable. As currently arranged, the property has an entrance hallway and good sized lounge with a further impressively sized kitchen/dining area which in turn opens directly to the rear gardens. The three bedrooms are arranged over the upper two storeys. All are doubles - with one having an en suite shower room and two being adjacent to the family bathroom on the first floor. Externally, the front gardens are low maintenance and the rear gardens are longer than one would expect with paved areas suitable for entertaining and further areas of enclosed lawn.

Access is via a partially glazed wooden door with two inset opaque double glazed panels leading to:

### ENTRANCE HALLWAY:

Engineered oak flooring, radiator inset to a decorative cover, 'welcome' arch, stairs to the first floor, areas of under stairs storage and further under stairs utility space with space for chest freezer, washing machine and with areas of work surface. Double glazed window to the rear garden. Door to:

### CLOAKROOM:

Tiled floor, tiled walls, wall mounted wash hand basin with mixer tap over, low level wc, double glazed window to the rear.

### LOUNGE:

Carpeted, various media points, cornicing, good space for lounge furniture and entertaining, radiator. Double glazed windows to the front with fitted Plantation shutters.

### KITCHEN/DINING AREA:

Fitted with a range of wall and base units and a complementary work surface. Inset single bowl sink with mixer tap over. Integrated slimline dishwasher, integrated electric 'Zanussi' oven and integrated 'Zanussi' microwave, inset four ring gas hob with extractor hood over. Integrated fridge and freezer. Areas of engineered oak flooring, a particularly good space for dining table, chairs and for entertaining. Double glazed French doors to the rear garden with further double glazed panel to the side, inset spotlights to the ceiling, radiator, double glazed window to the side. Part tiled walls,

### FIRST FLOOR LANDING:

Wood effect flooring, radiator, double glazed window to the rear with fitted blind. Stairs to second floor. Doors to:

### BATHROOM:

Of a contemporary style with low level wc, feature recesses, tiled panelled bath with mixer tap over, walk in shower cubicle with fitted glass screen and two shower heads, wall mounted wash hand basin with mixer tap over and storage below and metro tiled splashback. Opaque double glazed window to the rear, wall mounted radiator, tiled floor, part tiled walls, cornicing.



**BEDROOM:**

Of a good size and with space for a double bed, carpeted, radiator, cornicing and double glazed window to the side.

**BEDROOM:**

Carpeted, radiator, double glazed windows to the front with fitted Plantation shutters. Good space for double bed and bedroom furniture. A run of fitted wardrobes with sliding doors. There is a further feature recess suitable for use as dressing area or study space with additional double glazed window to the front and fitted Plantation shutters.

**SECOND FLOOR LANDING:**

Carpeted, door to:

**MASTER BEDROOM:**

Wood effect flooring, radiator, areas of sloping ceiling, two inset velux windows each with fitted blinds. Good space for double bed and bedroom furniture, under eaves storage. Door to:

**EN SUITE SHOWER ROOM:**

Wood effect flooring, walk in shower cubicle with double head shower and concertina shower door, wall mounted wash hand basin with mixer tap over, low level wc, extractor fan, areas of sloping ceiling, part tiled walls.

**OUTSIDE FRONT:**

A wide paved path from the pavement to the covered front door. Essentially a low maintenance front garden set to stone chippings with a combination of retaining brickwork, cast iron fencing and further wooden fencing and with a side door leading round to the rear garden.

**OUTSIDE REAR:**

Good areas of low maintenance paving stones to the immediate rear of the property with good space for table, chairs and entertaining. Areas of raised wooden shrub beds and steps up to the rear garden which is set principally to lawn with retaining brick walls and a detached shed at the rear.

**SITUATION:**

St. James Road is a popular road in the St. James quarter of Tunbridge Wells. The property is particularly well placed for access to nearby St. James Church, the town centre via Camden Road and the recently refurbished Grosvenor & Hilbert park some short distance away. It is also equidistant between the towns' two main line railway stations - High Brooms and Tunbridge Wells itself. The town centre of Tunbridge Wells is approximately 1 mile distant with its excellent mix of social, retail and educational facilities to include a number of sports and social clubs, a good number of multiple retailers both at the Royal Victoria Place and associated Calverley Road precinct as well as nearby North Farm. There are a further range of retailers, restaurants and bars between Mount Pleasant and the Pantiles. Tunbridge Wells has a number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are readily accessible from the property.

**TENURE:** Freehold

**VIEWING:** By appointment with Wood & Pilcher 01892 511211



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



**Second Floor**



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1171 ft<sup>2</sup> ... 108.8 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, system shown have not been tested and no guarantee as to their operability or efficiency can be given.

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