



WOOD & PILCHER



- Semi Detached Period Property
- Beautifully Presented
- Desirable St James Location
- Open Plan Kitchen/Family Room
- Lovely Rear Garden
- Energy Efficiency Rating: D

St. James Park, Tunbridge Wells

GUIDE £525,000 - £550,000

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97 St. James Park, Tunbridge Wells, TN1 2LQ

This beautifully presented property offers spacious family accommodation all set in the desirable location of the St. James area of the town. The owners have made many improvements during their time here with the ground floor having an open plan kitchen/dining/family room with separate sitting room and new rear lobby/boot room. On the first floor are three bedrooms and a family bathroom with planning permission in place for a loft conversion for a master suite having a double bedroom, dressing room, en suite bath and shower room and store. The rear garden is also well presented set over three levels offering a variety of seating areas to enjoy this peaceful part of central Tunbridge Wells.

SITTING ROOM:

A bright room with double glazed bay window to front with shutters, fireplace with log burner. Built in cupboard housing electric consumer unit and further storage cupboard, radiator and carpet.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM:

Fitted with a range of wall, base and drawer units, with larder units and carousel feature and a complementary wooden worktop. Inset Butler sink with Insinkerator (3N1) boiler mixer tap. Space for Range cooker with extractor hood above and built in microwave. Space for fridge/freezer and washer/dryer. Built in dishwasher. Built in combination wall mounted 'Worcester' gas central heating boiler operated via 'Hive' app. Double glazed window to rear with shutters. Part tiling to walls, tiled floor, under counter lighting, further downlights, radiator.

The family area has a feature fireplace with new log burner and hearth, understairs storage cupboard housing the gas meter. Double glazed window to side, radiator, downlights and tiled flooring.

REAR LOBBY/BOOT ROOM:

A new addition featuring fully glazed roof, double glazed double doors to rear, tiled flooring and radiator.

FIRST FLOOR LANDING:

Loft access with drop down ladder, fully boarded with Velux window. Feature column radiator, downlights and carpet.

BEDROOM 1:

A double bedroom with double glazed bay window to front with shutters, built in wardrobes, feature column radiator and carpet.

EN SUITE WC:

Fitted with a low level wc, wall mounted wash hand basin, part tiling to walls, tiled flooring, heated towel rail and downlights. Double glazed window to side.



BEDROOM 2:

A further double bedroom with double glazed window to rear, built in wardrobes, downlights, radiator and carpet.

BEDROOM 3:

High-level built-in store cupboard, double glazed window to rear, radiator and carpet.

BATHROOM:

Fitted with a white suite comprising of a panelled bath with drench shower over and shower screen, low level wc, pedestal wash hand basin. Double glazed window to side, part tiling to walls, tiled flooring with underfloor heating, heated towel rail, downlights and extractor fan.

OUTSIDE REAR:

A lovely rear garden with fencing to boundary and a variety of mature trees and shrubs to borders. Newly completed walled lower patio area with inset lighting, steps rising to an area of recently installed artificial lawn and a further high level patio area with wooden shed. Irrigation system and power to lower and upper terraces.

OUTSIDE FRONT:

Steps rising to front garden with established shrub bed and log shed.

PARKING:

On street parking is available in this location.

SITUATION:

St James Park is a pleasant residential street within the St James' quarter of Tunbridge Wells. It offers good access to highly regarded restaurants and further independent retailers on nearby Camden Road as well as St James Church and St James Primary School. The town centre itself is little under a mile distant with an excellent mix of social, retail and educational facilities including two theatres and a number of sports and social clubs, a run of primarily multiple retailers within Royal Victoria Place and associated Calverley Road with a further mix of interesting retailers, restaurants and bars between Mount Pleasant and The Pantiles. The town provides a number of highly regarded schools, primary, secondary, independent and grammar levels, many of which area readily accessible from the property. The town benefits from two mainline railway stations, one at Tunbridge Wells itself and another at nearby High Brooms which is accessed via the picturesque and refurbished Grosvenor & Hilbert Park.

TENURE:

Freehold

VIEWING:

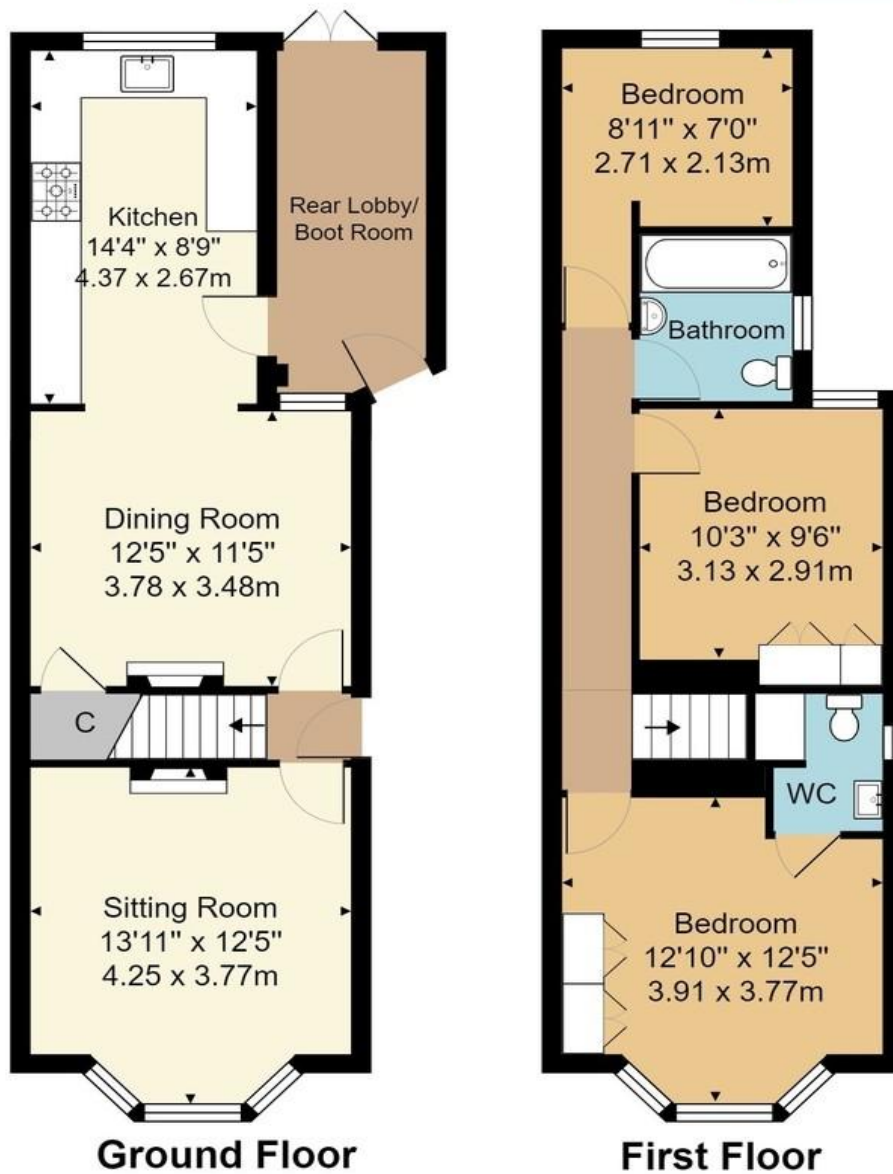
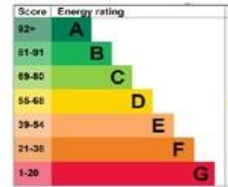
By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

The planning permission can be viewed on Tunbridge Wells Borough Council's website.

Reference No: 19/02184/LAWPRO.





Approx. Gross Internal Area 1043 ft² ... 96.9 m²

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