

St. Lawrence Avenue,  
Tunbridge Wells, Kent





# 39 St. Lawrence Avenue, Bidborough, Tunbridge Wells

Situated in the picturesque village of Bidborough, the property occupies a convenient and central position within this popular village close to local amenities and well-regarded primary school; whilst still providing easy access to the larger towns of Tunbridge Wells and Tonbridge with its array of amenities and national stores.

It is perfectly situated for access to number of well-regarded grammar and private schools, including TWGGS, The Judd School and The Grammar School for Boys and Girls and Skinners.

Tonbridge Station 2.2 miles (London Bridge from 33 minutes) A21 (Pembury) - 1.5 miles. M25 (J5) - 11 miles. (All times and distances are approximate).



: £875,000

**Tenure:** Freehold

**Local authority:** Tunbridge Wells Borough Council: Tel 01892 526121

**Council tax band:** E

**Services:** Mains drainage, water and electricity. Gas fired central heating

## The Property

The front door leads onto a long and spacious hallway with parquet flooring, integrated cupboards and convenient cloakroom to the right. The sitting room overlooks the front of the property with large window and feature fireplace set against exposed stone; French doors lead out to a large conservatory that provides access to the picturesque garden. To the rear of the property is a good-sized kitchen with integrated wall and base units and separate utility room on the right-hand side. The dining room is accessible via both the sitting room and kitchen; French doors open out to a second conservatory with access to the garden; providing a great space for day to day life and entertaining.

The first floor is comprised of four good sized bedrooms all with built in storage space with a separate family bathroom.

Accessed via gate, at the front of the property there is mature hedging and trees set to grass with a paved walkway. To the rear of the house there is a large lawn area with a paved terrace providing the a perfect area for al fresco dining. The property also benefits from a double garage.







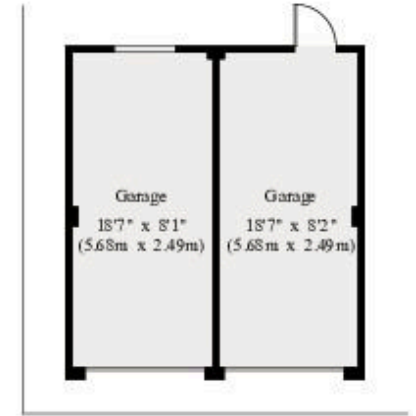
A wonderfully presented property, perfectly situated in a sought after location with lovely garden and grounds.



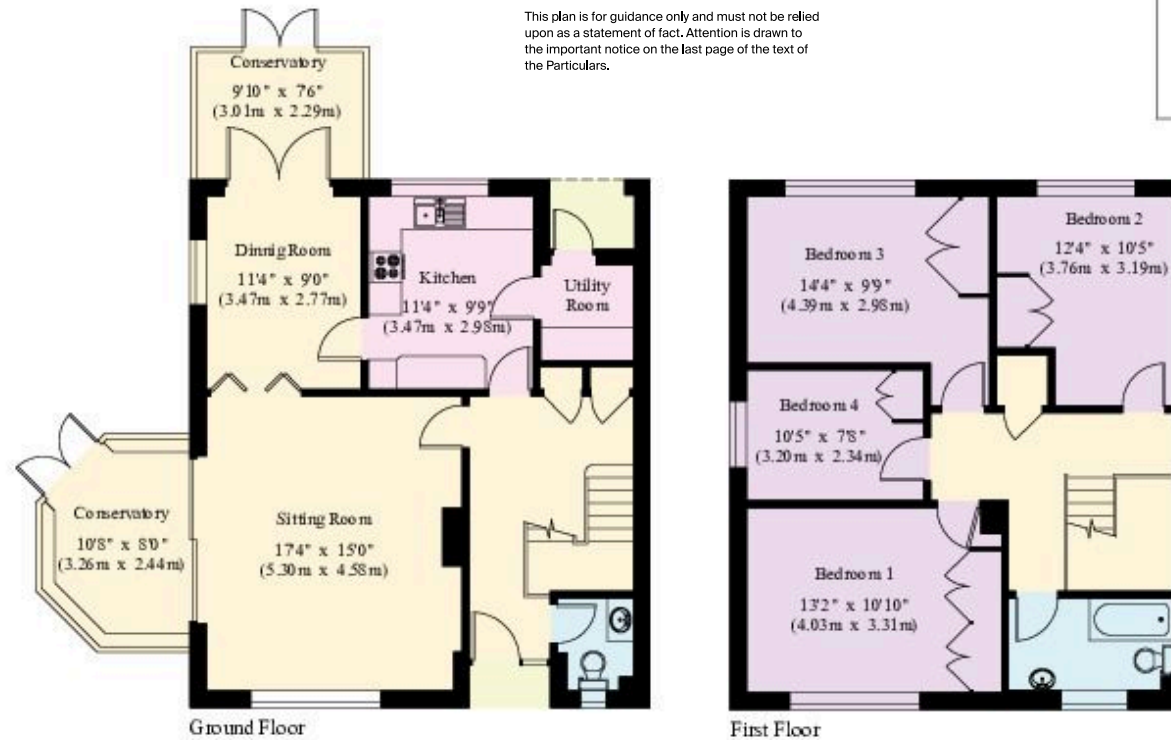
Directions (TN4 OXA) - From the A26 turn onto Bidborough Ridge, follow this road for a short distance before taking the first left on to Darnley Drive. St Lawrence Avenue will be the first tuning on the right and no.39 will be found after a short distance, on the right hand side.



Approximate Gross Internal Floor Area - House  
 149.9 sq m / 1613 sq ft  
 Approximate Gross Internal Floor Area  
 29.2 sq m / 314 sq ft  
 TOTAL - 179.1 sq m / 1927 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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 Particulars dated May 2023. Photographs and videos dated May 2023.

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