



Queens Road, Tunbridge Wells, Kent

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# 35 Queens Road

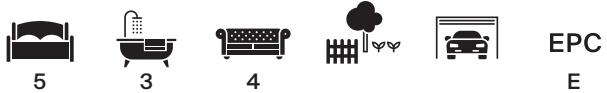
## Tunbridge Wells, Kent

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A stunning, detached Victorian villa, set over four floors, renovated to an exceptionally high specification with a spacious and striking interior set in this sought after location in the centre of Tunbridge Wells.

Tunbridge Wells mainline station 1.3 miles. (London Bridge from 42 minutes). A21 (Pembury) - 2.5 miles. M25 (J5) 16 miles. The Pantiles - 1.7 miles.

(All times and distances are approximate)



**Tenure:** Available freehold

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

**Council tax band:** H

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





Comprehensively renovated, offering purity of the era; retaining original features, whilst introducing contemporary living.

## The Property

The property has been comprehensively renovated by the current owners to incorporate a blend of style and comfortable living throughout creating the perfect family home in Tunbridge Wells. Behind the classic Victorian exterior, you will find bright, flexible spaces that strike a perfect balance between modernity and classicism.

The bespoke open plan kitchen/living area is located on the lower ground floor. There is beautiful parquet flooring throughout, two original fireplaces, and bay windows ensuring an abundance of natural light throughout the room. The kitchen has marble worktops, kitchen island and a range of wall and base units. There is a living area, utility room, wine store, pantry, w.c and doors leading to the garden.

The ground floor comprises three reception rooms. The formal drawing room has an original fireplace and bay windows and creates the perfect space for formal entertaining. There is a family room for day to day living with views over the garden and a separate dining room with an original fireplace. Also, to note on this floor is a w.c.

The five double bedrooms are located across the first and second floor. The principal suite is truly outstanding, comprising a double bedroom with bay windows, large dressing room and exquisite en suite bathroom. There are four further double bedrooms, two luxurious shower rooms and a family bathroom.

## Gardens and Grounds

The property has a private driveway with parking for several cars and a garage. To the rear of the property is a wonderful, secluded flat garden.





## Situation

The property is situated in a sought-after location close to the centre of Tunbridge Wells. It is within easy reach of the principal shopping areas and mainline station, as well as an amazing choice of restaurants, bars and boutiques.

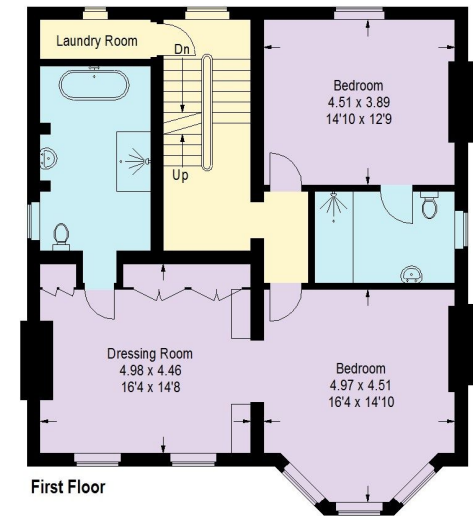
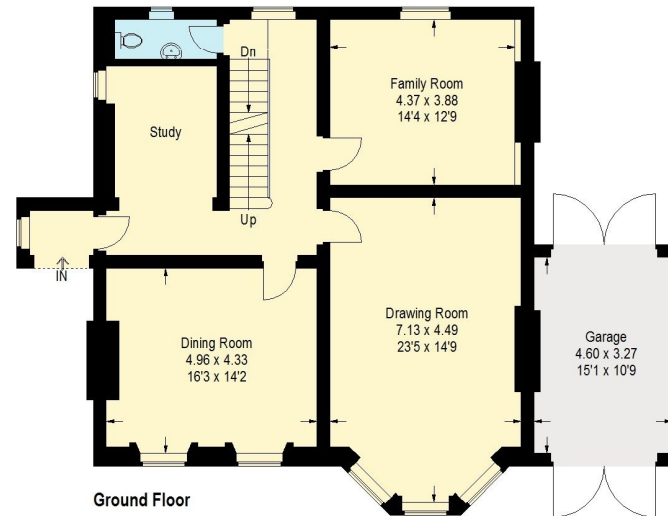
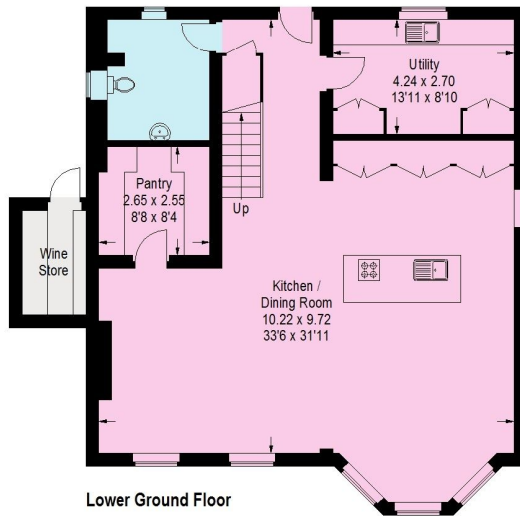
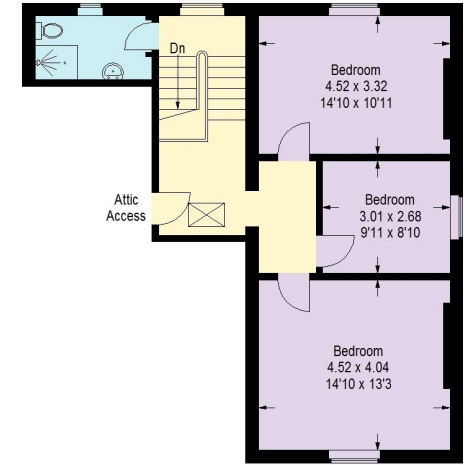
The area is renowned for an excellent choice of educational facilities within the state and private sectors and the property is well situated for access to the highly regarded St James' Infant and Primary school as well as the various grammar schools for boys and girls in Tunbridge Wells and Tonbridge.



# Approximate Gross Internal Floor Area

## 391.5 sq m / 4214 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 bottom of this page 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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