

Queens Road, Tunbridge Wells, Kent





# 73 Queens Road, Tunbridge Wells, Kent

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A stunning semi-detached Victorian house set across three floors and renovated to an exceptionally high specification located in the sought-after St. John's area 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. The High Street - 1.5 miles.

(All times and distances approximate)



**Tenure:** Freehold

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

**Council tax band:** G

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











## The Property

The property has been comprehensively renovated and refurbished to an exceptionally high standard by the current owners, blending its period features with an array of wonderful modern touches to provide generous and flexible accommodation.

The front door leads to a spacious and welcoming entrance hall with tiled flooring and integrated storage beneath the staircase. The living room is located to the front of the property and has wooden flooring, working feature fireplace and wonderful large bay windows. The open plan kitchen/dining room is at the hub of the house with a large island with seating, fitted wall and base units with fully-integrated Miele appliances and plentiful cupboards and open shelves providing a wonderful space for day-to-day living and entertaining. Two sets of French doors open to the side courtyard and a step down leads to a beautifully presented family room with lantern skylight and dual bifold doors opening to the stunning landscaped back garden. A convenient utility room and cloak room are located to the rear of the kitchen.

On the first floor there are two large double bedrooms and a well-appointed family bathroom with a freestanding bath. The principal suite enjoys an attractive outlook with walk-in dressing room leading to a luxurious en-suite with shower. The second bedroom with large bay window, feature fireplace and wooden flooring is currently being used as a home office. On the second floor there are two further double bedrooms, both with considerable space for storage, and a generously-proportioned shower room.

## Garden and Grounds

The property has a wonderful approach with a flowerbed-lined gravelled driveway offering parking for multiple cars. To the rear of the house is a beautiful secluded landscaped garden with established flower beds, central lawn and large patios to the front, rear and side. There is a beautiful walkway encircling the garden with various seating areas. At the bottom of the garden is a separate bespoke cedar shed/garden room and greenhouse.





## 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 with many major national stores in Royal Victoria Place. The property is well placed for the mainline station as well as a variety of choices of bars, restaurants and boutiques in the Pantiles and the Old High Street. 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.

## Directions (TN4 9NA)

From London road (A26) take the first exit at the roundabout onto Mount Ephraim and continue on. After 0.3 miles take the next right onto Queens Road and after a short distance number 73 can be found on the left hand side.



Approximate Gross Internal Floor Area - House  
 195.0 sq m / 2098 sq ft  
 Approximate Gross Internal Floor Area - Outbuilding  
 15.8 sq m / 171 sq ft  
 Total - 210.8 sq m / 2269 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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