

Cambridge Gardens, Tunbridge Wells





A beautifully presented four storey townhouse offering well balanced accommodation, situated on a private, no-through road just 0.4 of a mile from the High Street.

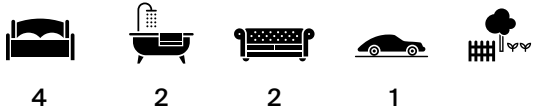
Location

Cambridge Gardens is situated in an extremely desirable location on the edge of the 'Village' area of Tunbridge Wells, within easy reach of everything the town has to offer, including The High Street and The Pantiles, offering specialist shops, boutiques and restaurants.

Tunbridge Wells offers many leisure facilities including golf, tennis and cricket clubs and boating at Dunorlan Park. The town is well known for its green spaces, including the neighbouring Common, nearby Calverley, Grove and Dunorlan Parks. The property is ideally located for the mainline railway station, and the many highly-regarded schools in the vicinity, including nearby Claremont Primary School, the girls' and boys' grammars and Bennett Memorial. Preparatories include Rose Hill, The Mead and Holmewood House with independent senior schools in Tonbridge, Mayfield, Sevenoaks and Eastbourne.

Distances

Tunbridge Wells station - 0.4 of a mile. High Street - 0.4 of a mile.
The Pantiles - 0.8 of a mile.
(Distances and time approximate).



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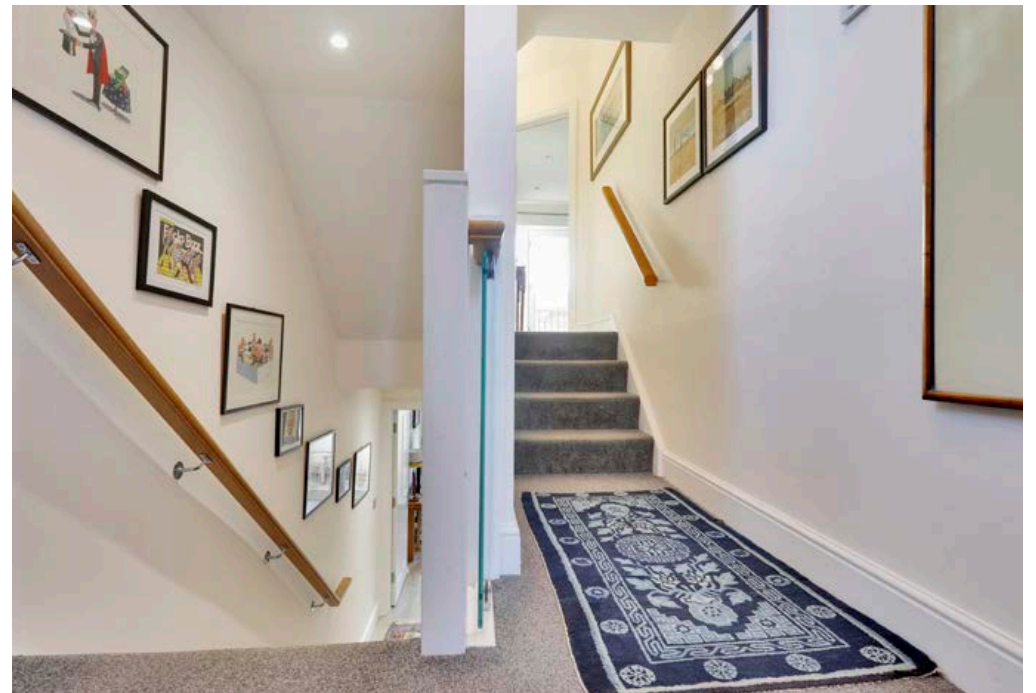
The Property

The lower ground floor houses a fabulous open plan living space with a high specification kitchen offering a range of integrated appliances, a large breakfast bar and space for a table. There is a large under stairs utility cupboard which provides further useful storage. There are bi-fold doors which lead out and overlook the rear garden. Furthermore on this floor there is a w.c.

The ground floor enjoys a large, more formal, open-plan reception room currently configured as a comfortable sitting room to the front, with attractive bay window and fitted, louvered shutters, with a family/study area to the rear which overlooks the garden via French doors and Juliet balcony. This floor also houses a cloakroom.

The first floor provides three bedrooms, all with fitted cupboards, and the well-appointed family bathroom. The principal bedroom with fitted wardrobes, large cupboard and smart en suite shower room is found on the second floor.









Gardens and Grounds

The property has a private driveway with parking for one car and has access to residents' parking permits. To the rear of the property is a wonderful, secluded, part-walled garden consisting of two patio areas and steps leading to a terraced area with flowerbeds. The garden faces East and enjoys plenty of sunshine, perfect for al fresco dining.

Property Information

Tenure: Freehold.

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

Local Authority: Tunbridge Wells Borough Council.
Tel: 01892 526121

Council Tax: Band F

Directions (Postcode TN2 4SD)

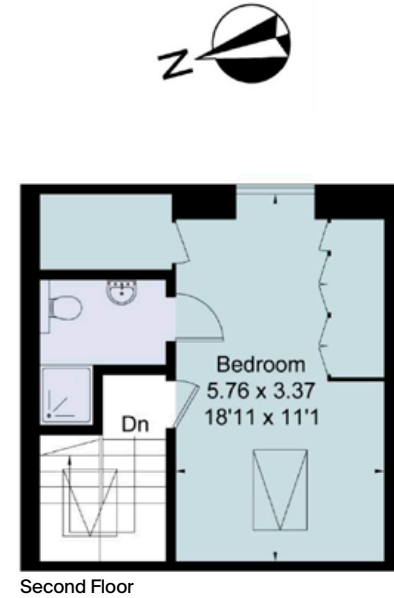
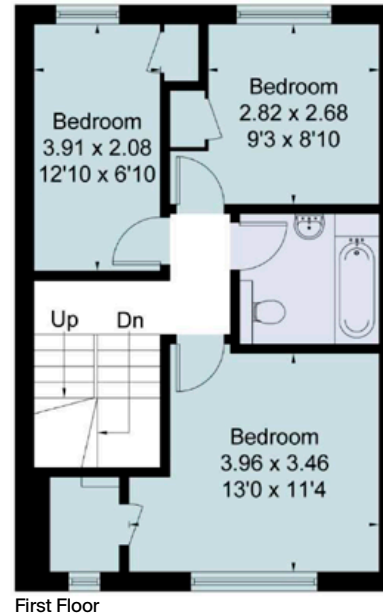
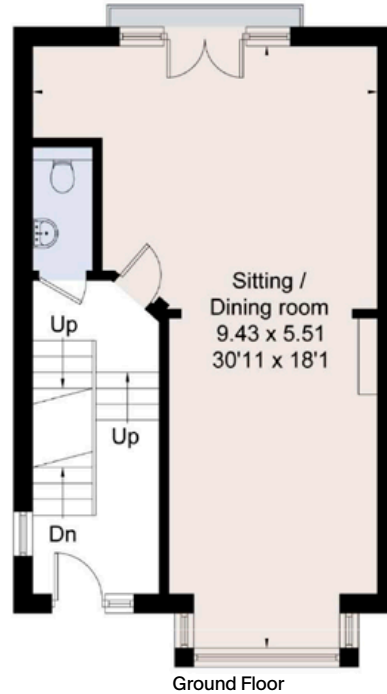
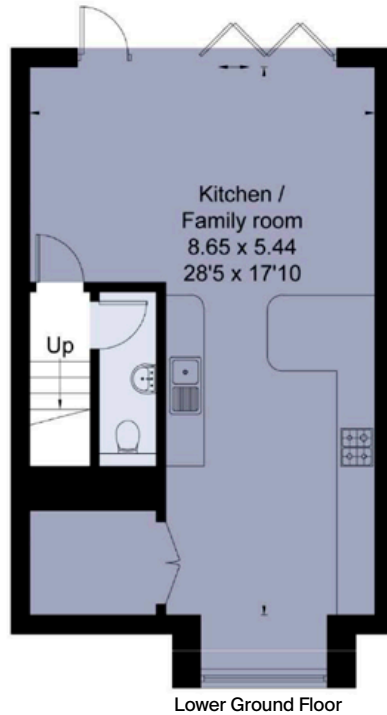
From Tunbridge Wells train station turn left onto Vale Road and at the roundabout take the second exit onto Grove Hill Road. Continue for about 0.4 of a mile and turn right towards Camden Park. Cambridge Gardens will be seen immediately on the right hand side. 1 Salomons Mews will be found roughly three quarters along on the left hand side.

Viewings: Strictly by prior appointment with Knight Frank, LLP

Approximate Gross Internal Floor Area

176.1 sq m / 1,895 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 January 2024. Photographs and videos dated January 2024.

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