

Cambridge Street Tunbridge Wells





A beautifully presented semi-detached house offering a blend of charm and style throughout, located in this most soughtafter of roads in the 'village area'.

Situation

Cambridge Street is situated within easy reach of everything that the town has to offer including a comprehensive range of shopping facilities in Royal Victoria Place and a wide variety of individual shops, cafes, and restaurants on the famous Pantiles and historic High Street.

The property is ideally placed for Claremont Primary School as well as grammar schools for boys and girls. Private options include The Mead, Rose Hill and Holmewood House with senior schools at Tonbridge, Sevenoaks and Mayfield.

Nearby parks include Calverley, The Grove and Dunorlan with further green space on The Common.

Distances

Tunbridge Wells Station - 0.4 of a mile (London Bridge from 42 minutes). High Street - 0.5 of a mile. The Pantiles - 0.8 of a mile. A21 (Pembury) - 2 miles. (All times and distances are approximate)





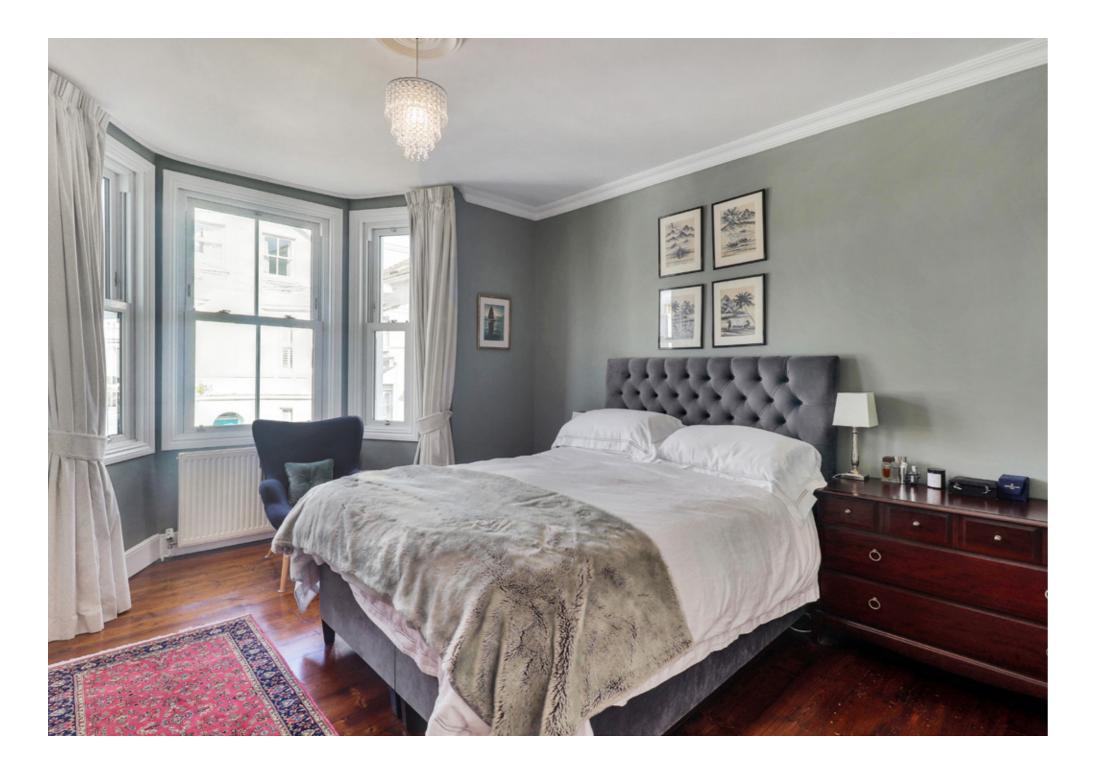
















The Property

A welcoming entrance hall leads to all of the principal reception space. To the right, a bright and spacious sitting room complete with an attractive bay window and ornate feature fireplace. To the left, a more informal family room leads seamlessly through to the open plan kitchen/dining room, fitted with stylish white units and stunning solid worksurfaces. Velux style windows flood the space with natural light and bi-fold doors lead directly out onto the patio – ideal for alfresco dining and day-to-day family living.

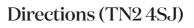
The principal bedroom is located at the front of the house on the first floor with one further bedroom and a family bathroom also on this level. There are two bedrooms on the second floor, served by a separate shower room.

Outside

The rear garden has been beautifully maintained by the current owners, with a patio area adjacent to the house leading to an expanse of lawn bordered by established plants, shrubs and trees. There are two useful storage sheds at the very end of the garden.







From Tunbridge Wells Station (Mount Pleasant Road entrance), proceed down the hill and turn left at the mini roundabout onto Grove Hill Road. Continue up the hill and follow the road as it bends sharply to the left and becomes Prospect Road. Take the first right onto Cambridge Street where No. 4 will be found on the right hand side.

Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band E

Tenure Freehold

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

Viewings Strictly by prior appointment with Knight Frank, LLP

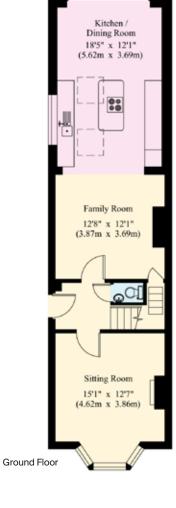


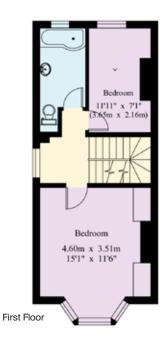


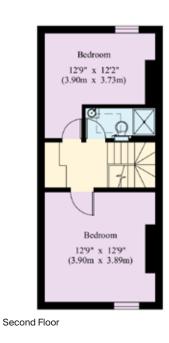
Approximate Gross Internal Floor Area Total Area = 135.7 sq m / 1,460 sq ft

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.









Knight Frank
Tunbridge Wells

47 High Street I would be delighted to tell you more

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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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