



Cambridge Street Tunbridge Wells



A beautifully presented semi-detached house offering a blend of charm and style throughout, located in this most sought-after 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.





Directions (TN2 4SJ)

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
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
Ross Davies
01892 515035
ross.davies@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.