



Yew Tree Road, Tunbridge Wells



An attractive detached family house, offering huge potential, with lapsed planning permission to extend, ideally positioned for local amenities.

Situation

Yew Tree Road is well-placed for Southborough's local shops, picturesque cricket green and Common. The larger centres of Tunbridge Wells and Tonbridge offer a more comprehensive range of shopping including supermarkets, boutiques, department stores and restaurants. The property is superbly placed for access to mainline stations at High Brooms, Tonbridge and Tunbridge Wells as well as the A21 with links to the M25 motorway network. The area is renowned for an excellent choice of private and state schools including a number of Grammar schools for both boys and girls.

Distances

High Brooms Station 0.5 of a mile (London from 31 minutes), Tunbridge Wells Station 2.3 miles (London from 42 minutes), Tonbridge Station 3.6 miles (London from 32 minutes), A21 (Tonbridge) 2.5 miles. (All times and distances are approximate)



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The Property

52 Yew Tree Road offers an exciting opportunity to extend and update this detached family home subject to the necessary consents.

On the ground floor, there is a good-sized sitting room with a box-bay window overlooking the front. Double doors lead seamlessly through to the dining room at the rear of the house with access out to the garden. The kitchen is also accessed from the hallway with doors to the garden and integral garage.

There are 3 bedrooms on the first floor served by a family bathroom, complete with bath and separate shower.

Lapsed planning permission exists for a two-storey side and rear extension with roof conversion (ref: 12/03507/HOUSE).

Gardens and Grounds

The property is set back from the road with plenty of off-street parking on the driveway and an integral garage.

The rear garden is a particular highlight, facing south-west, with a patio area and an expanse of lawn bordered by established plants, shrubs and trees. The garden also benefits from a useful, detached store.





Directions (TN4 0BN)

Heading north into Southborough from Tunbridge Wells, turn right at the traffic lights onto Yew Tree Road. The property can be found on the right hand side after approximately 0.4 of a mile.

Property Information

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

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band F

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP

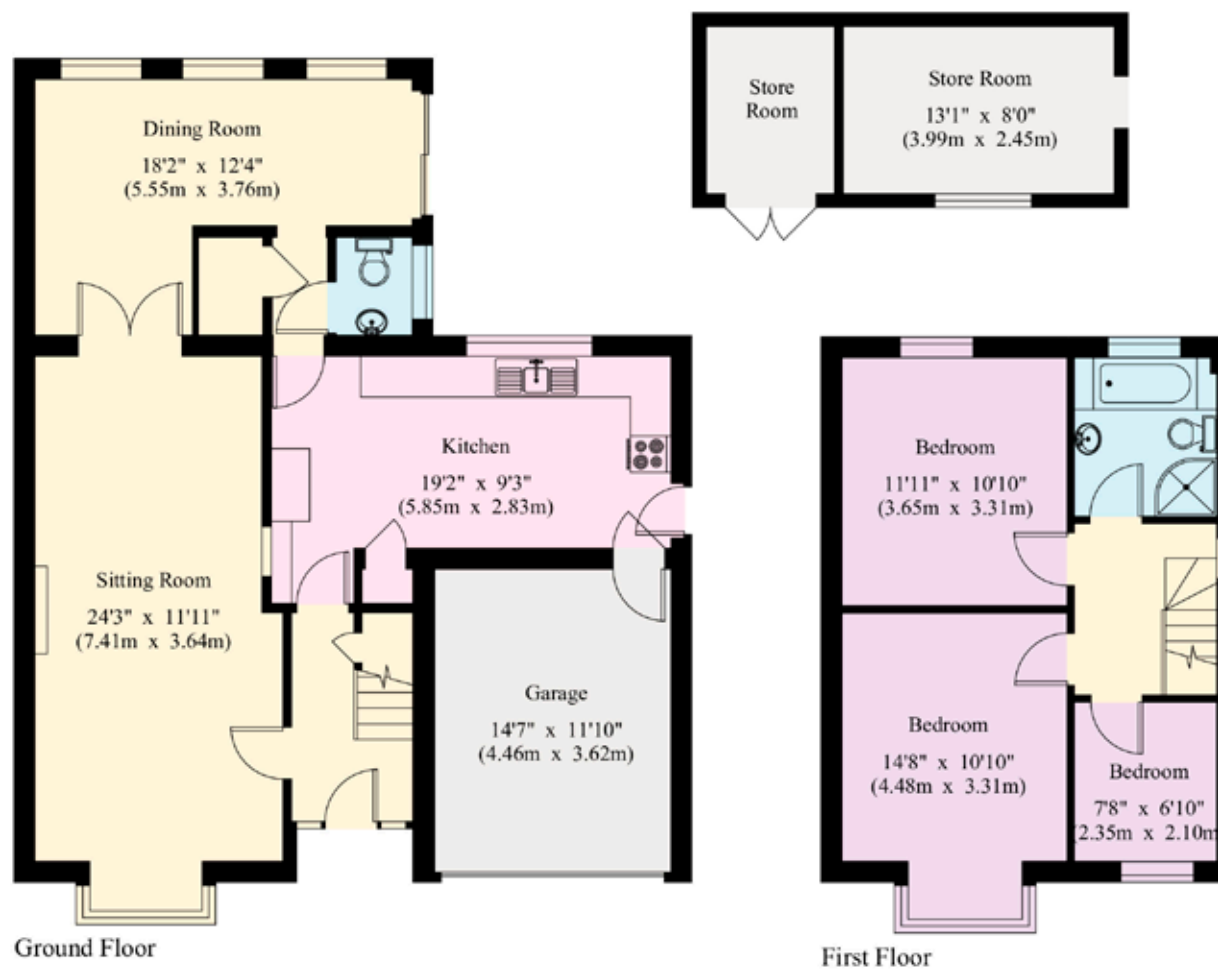


Approximate Gross Internal Floor Area

Main House = 135 sq m / 1,453 sq ft

Outbuilding = 14.6 sq m / 157 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 [July 2024]. Photographs and videos dated [June 2024].

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