



St James Road, Tunbridge Wells

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A well-presented semi-detached house with private parking, situated in the popular St James area of the town, just 1.2 miles from the mainline station.

### 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 and a wide variety of individual shops, cafes and restaurants on the famous Pantiles and historic High Street.

Nearby open spaces include Dunorlan Park, with its popular boating lake, and Tunbridge Wells Common. Sporting and recreational interests in the area are well served with a number of renowned golf courses as well as Tunbridge Wells Sports Centre.

Schooling in Tunbridge Wells is some of the best in Kent with nearby St James Primary School and options for older children including grammars (for both boys and girls) and Bennett Memorial. Private choices include Rose Hill, The Mead and Holmewood House for preparatory age and senior schools at Tonbridge, Sevenoaks and Mayfield.

### Distances

Tunbridge Wells Station 1.2 miles (London Bridge from 42 minutes), A21 (Pembury) 1.3 miles, Gatwick Airport 37.8 miles, London 47.7 miles (All times and distances are approximate.)





## The Property

An entrance hall leads to all of the principal living accommodation. To the right, a bright sitting room with a bay window and ornate feature fireplace. To the left, a good-sized dining room leads through to a well-appointed kitchen with space for a table and access out to the garden. Also to note on the ground floor is a downstairs w.c.

There are three bedrooms on the first floor, served by a family bathroom and separate w.c.

There is a versatile converted attic space on the second floor, used as a home office by the current owners.

## Gardens and Grounds

Attractive gardens wrap around the front and sides of the house, with level lawn bordered by established plants and shrubs. A gated, private parking space is accessed from Avon Street.





## Directions (TNI 2HG)

From Tunbridge Wells, head north towards Crescent Road (A264) and take the second exit at the roundabout on to Lansdowne Road. After 0.4 miles, take the next left on to St James' Road, and after less than half a mile, turn left and continue on this road (round the bend), where the property (no 111) can be found after a short distance on the left-hand side.

## Property Information

**Local Authority** Tunbridge Wells Borough Council, Tel. 01892 526121

**Council Tax Band** D

**Tenure** Freehold

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

**Viewings** Strictly by prior appointment with Knight Frank, LLP

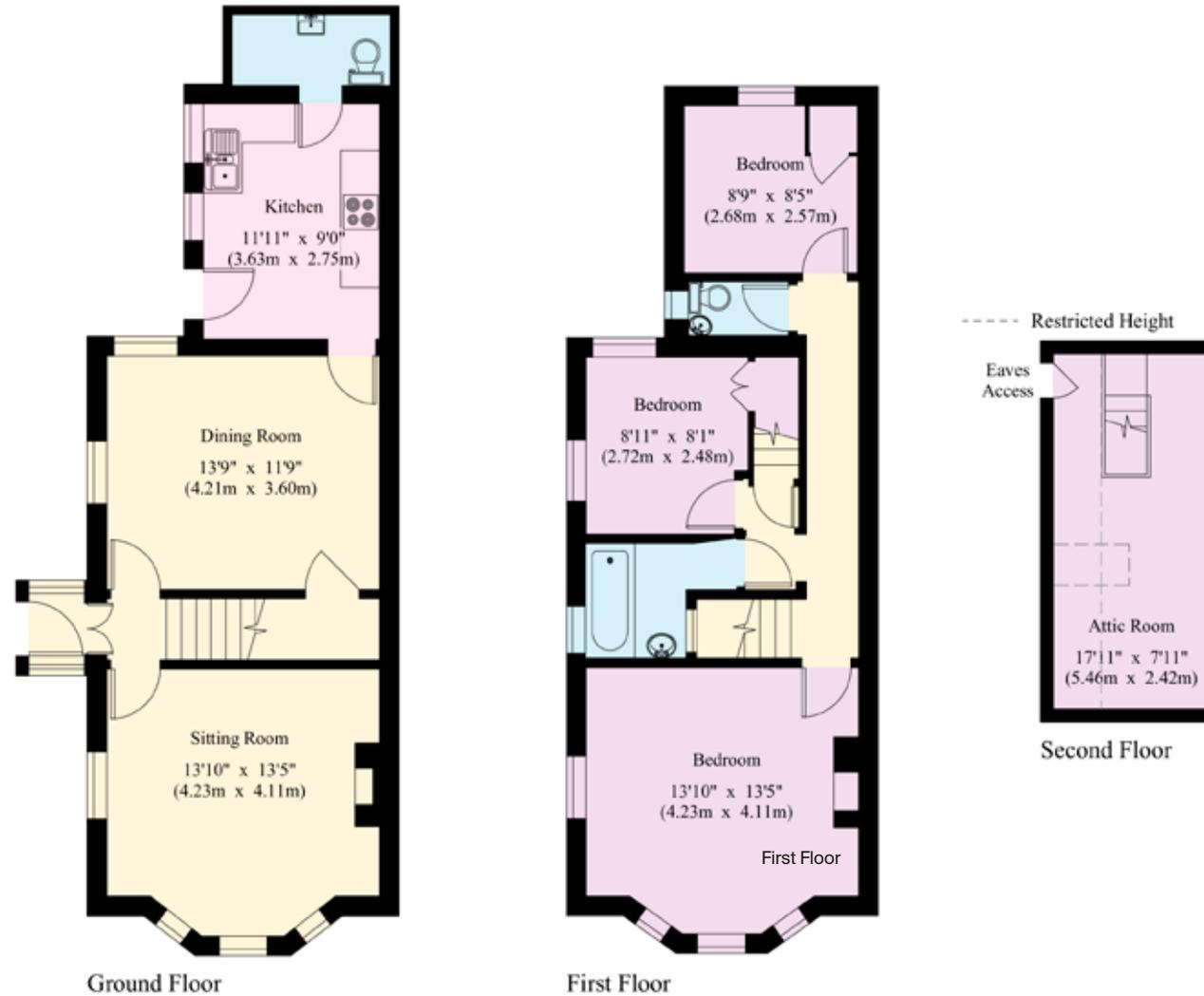


## Approximate Gross Internal Floor Area

Total Area = 111.5 sq m / 1,200 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 September 2024. Photographs and videos dated September 2024.

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