



159a St Johns Road, Tunbridge Wells, Kent TN4 9UP

Guide Price £900,000 Freehold

When experience counts...

est. 1828  
**bracketts**



A detached, attractive chalet-style, four bedroom house, with potential to extend (subject to Planning Permission) tucked away in a sought-after location, within walking distance of Tunbridge Wells town centre with its excellent shops, restaurants, cafes and bars. The High Street's independent shops and cafes lead to the Pantiles, its Georgian colonnade of shops/restaurants providing alfresco dining, jazz festivals and year-round farmer's market. The property is ideally placed for excellent schools, both private and state, including many renowned grammar and independent schools such as The Skinners' School, Tunbridge Wells Girls' Grammar School and Rose Hill School. St Johns also has a number of excellent secondary schools and numerous primary schools. The house has spacious and light accommodation, with lovely views of the garden from all rooms as the house sits in the centre of its own plot. The large L-shaped sitting / dining room has double doors opening to the conservatory, with lovely views of the garden. The kitchen / breakfast room has space for a breakfast table and doors lead to a good size larder and a garden/utility room with sliding glass doors to the garden. A hallway to the side of the property gives access to two ground floor bedrooms, a bathroom and stairs to the first floor with a further two spacious bedrooms and a bathroom. Approached by a long drive, which opens out to a larger driveway, with generous parking and a detached garage. The gardens are a real feature of the house; you will find a number of fruit trees, flowering borders and attractive planting. The house is very private and enjoys all the benefits of St Johns whilst being tucked away from the road.

- Detached, 4 Bedroom, Chalet-Style House
- Potential to Upgrade and Extend (Subject to Planning Permission)
- Spacious and Light Accommodation
- Hallway with Cloakroom
- L-Shaped Sitting / Dining Room
- Conservatory with Views of the Garden
- 2 Downstairs Bedrooms with Bathroom
- 2 Upstairs Bedrooms with Bathroom
- Excellent St Johns location, Tucked Away Position
- Stunning Gardens of 0.334 of an Acre
- Generous Parking and Detached Garage







## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

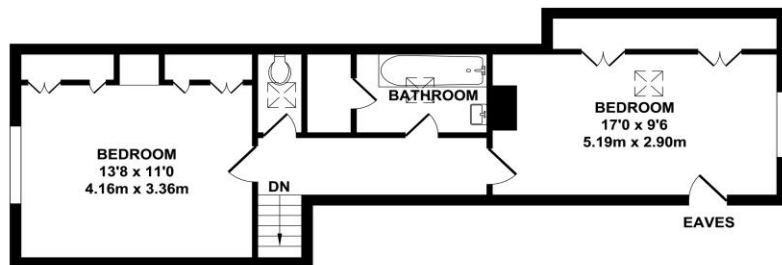
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Information:

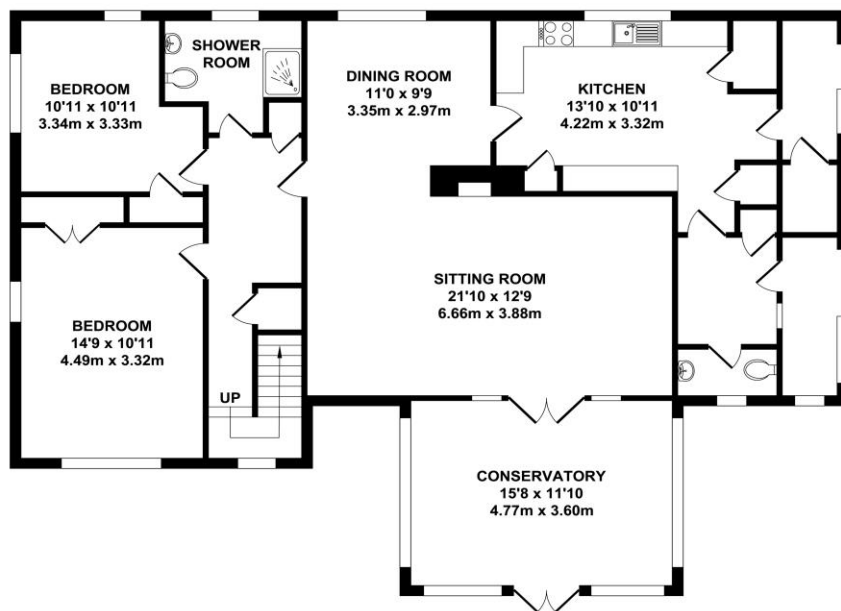
Council Tax Band: F



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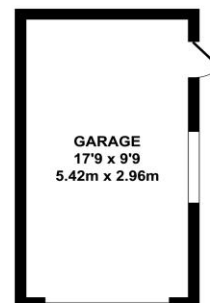


FIRST FLOOR  
APPROX. FLOOR AREA  
505 SQ.FT.  
(46.89 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
1427 SQ.FT.  
(132.59 SQ.M.)

TOTAL APPROX. FLOOR AREA 2105 SQ.FT. (195.52 SQ.M.)



GARAGE  
APPROX. FLOOR AREA  
173 SQ.FT.  
(16.04 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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