



Leecot, Princes Street, Tunbridge Wells, Kent, TN2 4SL
Guide Price **£775,000**

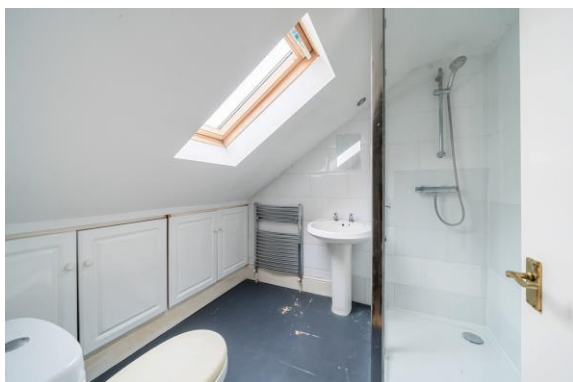
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est. 1828
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This attractive semi-detached town house, situated in the popular Princes Street within a walk of the High Street, station, local schools and Tunbridge Wells town centre. The property retains much of its original charm including fireplaces, wooden floors and bay windows. Offering excellent further potential to convert and extend (subject to Planning Permission) Leecot would make a fantastic family home. There has been a large kitchen extension offering a great space for entertaining and double doors give access to the garden. There are two reception rooms both with fireplaces and views of the garden. From the hall there are stairs leading to the first floor with three spacious bedrooms and a family bathroom. A further staircase with access to the Loft Room and shower room both with Velux windows. The house is screened from the road by a mature hedge, a driveway leads from Prospect Road (the drive has potential to be expanded) there is a single detached garage. The garden is to the side of the property and is very well screened by mature shrubs and trees and has a side gate which takes you to the front of the house.

- A Semi Detached 3 Bed Period Property
- Located in the Popular Village Area
- Potential to Update and Modernise
- Large Kitchen Diner
- Double Aspect Sitting Room with Fireplace
- 2nd Reception Room
- Three Bedrooms on the First Floor
- Family Bathroom
- Loft Room and Bathroom on the top floor
- Driveway, Parking and a 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. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

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 and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

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.

Additional Information:

Council Tax Band: E



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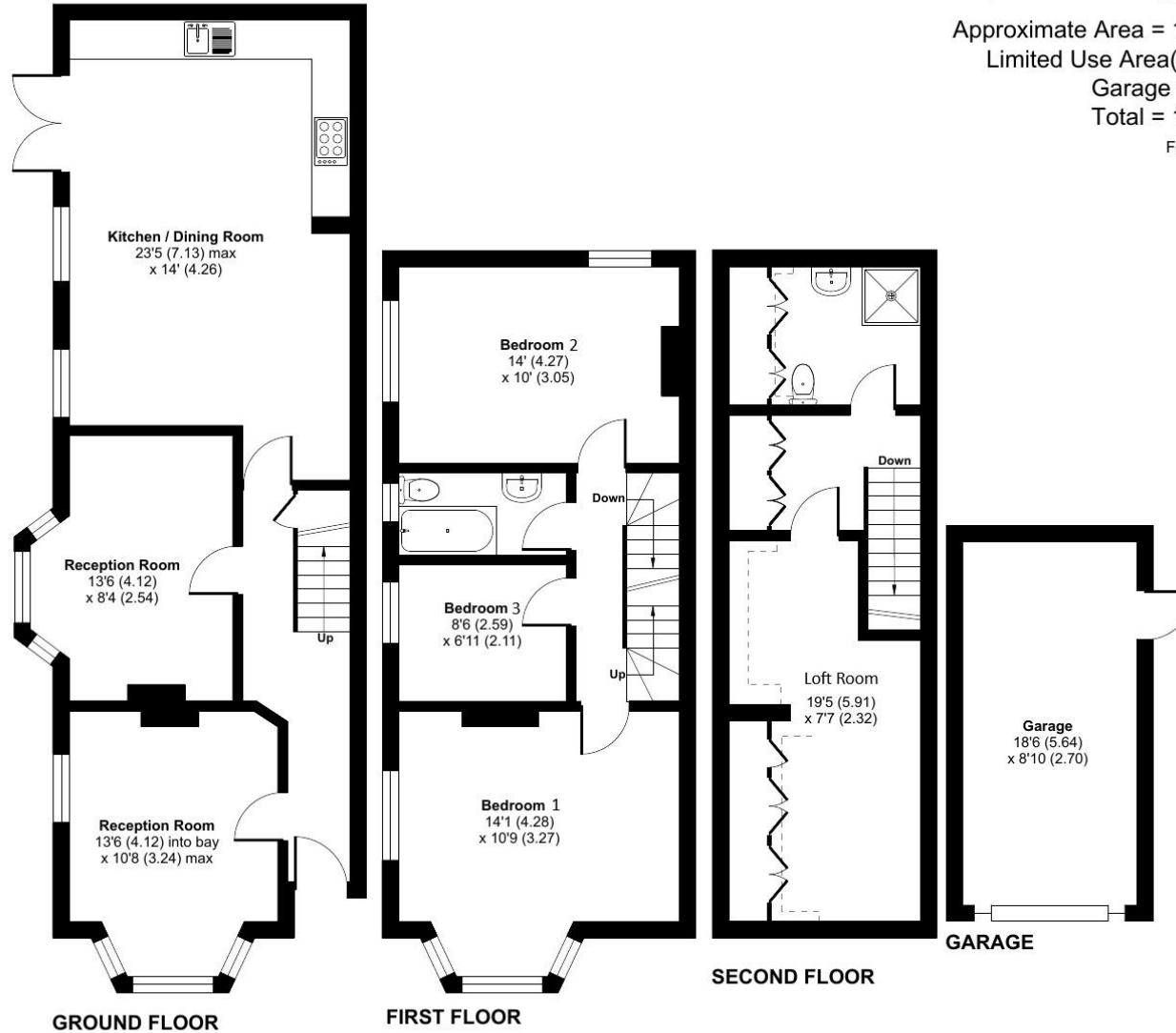
Approximate Area = 1433 sq ft / 133.1 sq m

Limited Use Area(s) = 61 sq ft / 5.6 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1657 sq ft / 153.8 sq m

For identification only - Not to scale



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

RICS Certified Property Measurer
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