



42 Stone Street, Tunbridge Wells, Kent TN1 2QT

Price Range: £850,000 - £875,000 Freehold

When experience counts...

est. 1828
bracketts

PRICE RANGE: £850,000 - £875,000 Coming to the market with the benefit of no onward chain is this detached chalet bungalow set at the head of this private, no through road. This location is tucked away yet is just a stones throw from St James' Church via a pedestrian walkway which is a handy cut through to St James School. The town centre is just 0.3 mile and two beautiful parks; Dunorlan Park, and Grosvenor and Hillbert Rec are within 0.7 miles with their wide open vistas, woodland, and sports fields, and childrens' play areas. This property is priced for some cosmetic updating, and is currently arranged as two bedrooms located at the front, with a 20' reception room which leads into a dining / family room, which connects to the 15' x 11' kitchen breakfast room. The family bathroom is located on the ground floor, whilst on the first floor is a bedroom and small study that has fitted furniture. The study could potentially be a cot room / small bedroom with the furniture removed. The property is set well back with a walled front garden and driveway to the garage, side access and large, level rear garden. Priced to allow for modernisation and ideal for a 'grand design makeover'

- Detached Chalet Bungalow in Private Road
- No chain
- Garage and parking
- 2 - 3 Reception Rooms
- 3 - 4 bedrooms
- 24' family room
- Patio doors to garden
- Kitchen/ Breakfast room
- Priced for some updating
- Large garden





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



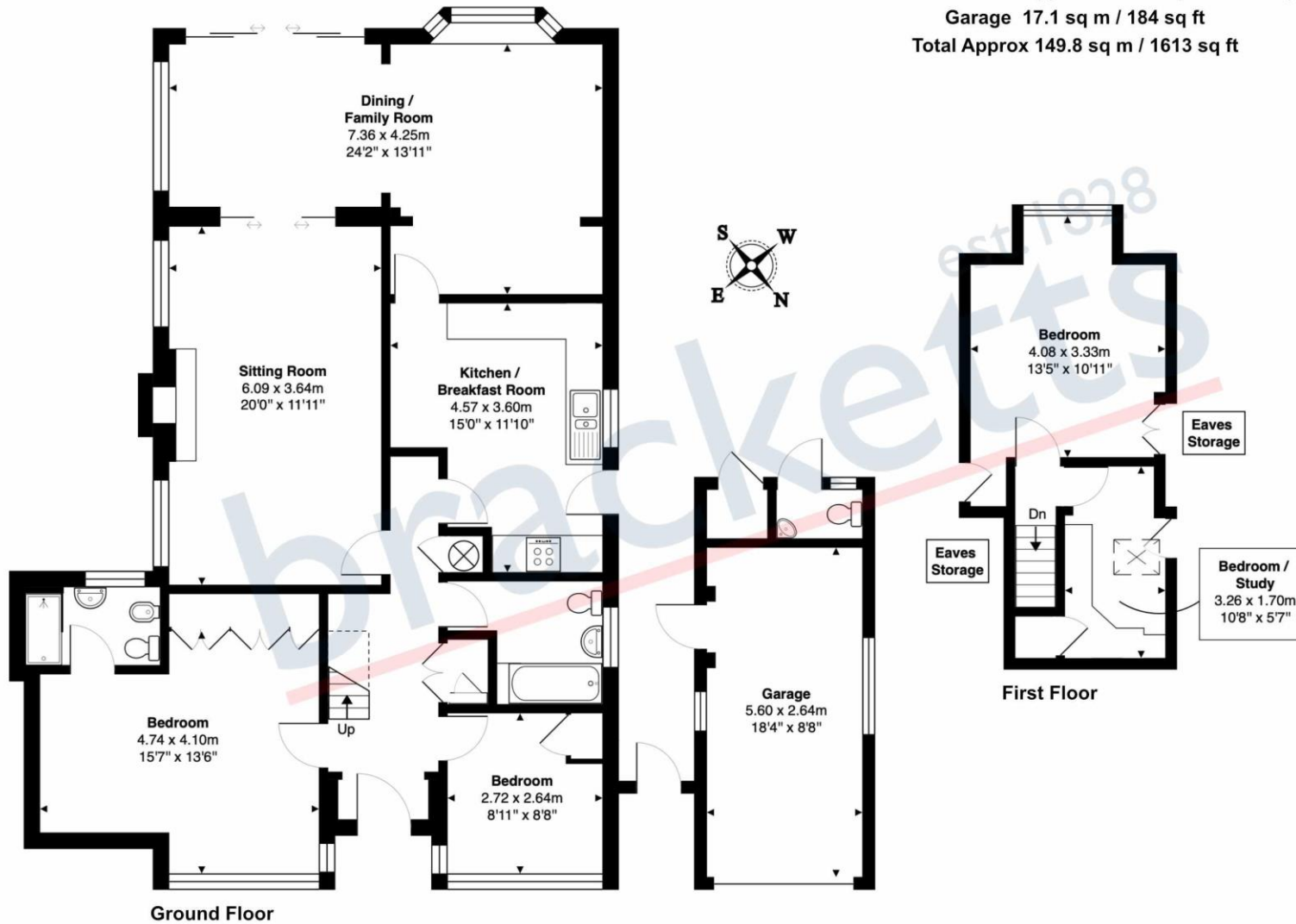
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

42 Stone Street, Tunbridge Wells

Gross Internal Area Approx x132.8 sq m / 1429 sq ft

Garage 17.1 sq m / 184 sq ft

Total Approx 149.8 sq m / 1613 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

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