



6 Beltring Road, Tunbridge Wells, Kent TN4 9UA

Guide Price £950,000 Freehold

When experience counts...

est. 1828  
**bracketts**



Located in an excellent position to be able to walk to Skinners' school & Tunbridge Wells girls' grammar school, there are also other excellent secondary schools close at hand. This substantial period house is on a residential road hugely popular with families close to local amenities and superb transport links. It is also a stone's throw from a sought-after park and the town centre's shops and restaurants. Retaining much of its Victorian charm and period architectural detailing whilst delivering a family friendly home with lots of potential to modernise. Many features remain including beautiful bay windows, arched porch and walled front garden welcomes you inside its large hallway with an attractive staircase to the first floor. The open plan living room is bright and spacious with a deep front aspect bay window flooding the room with sunshine. There are two rooms with feature fireplaces and a window overlooking a patio area of the rear garden. Along the hallway at the back is the exceptionally spacious kitchen/breakfast room with room for a large table and chairs and a window to the side. Fitted with a range of wall and base units and a rear window looking into the large conservatory. On the first floor there are three bedrooms, all of which are large doubles (the main bedroom is currently used as a sitting room). It has two windows to the front one of which is an attractive deep bay. There is a family bathroom and a shower in one of the bedrooms. Stairs lead to the second floor which has two bedrooms, one with an en suite and one with a shower. The rear garden has been landscaped with a selection of trees, shrubs and lawn. There is rear access for your garden waste.

- A 5 Bedroom Victorian Villa
- Arranged over 3 Floors
- Scope to Modernise and Upgrade
- Sitting Room through to the Dining Room
- 26' Kitchen / Breakfast Room
- Conservatory
- First Floor with Large Main Bedroom currently Used as a Reception Room)
- Top Floor with 2 Bedrooms (1 with En Suite and 1 with Shower)
- Attractive Rear Garden with Shed and Rear Access
- Excellent Location near Schools and St Johns Park







## 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.

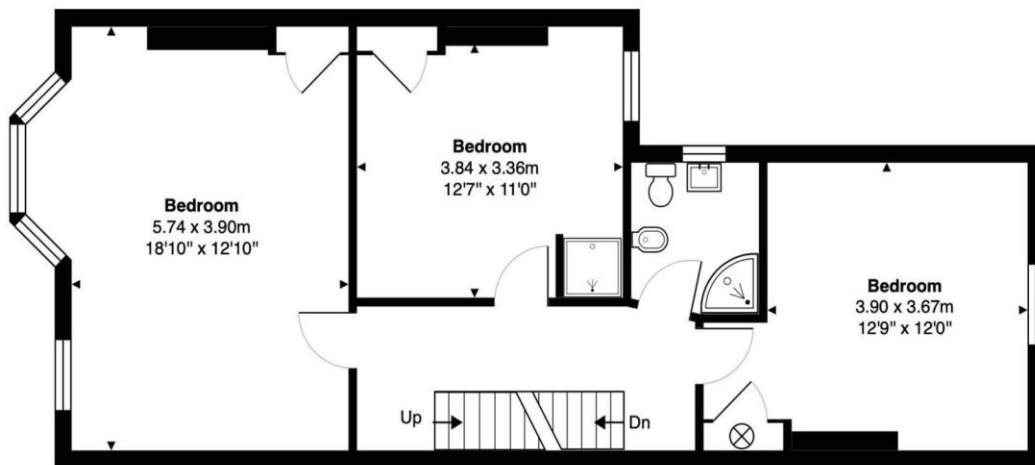
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

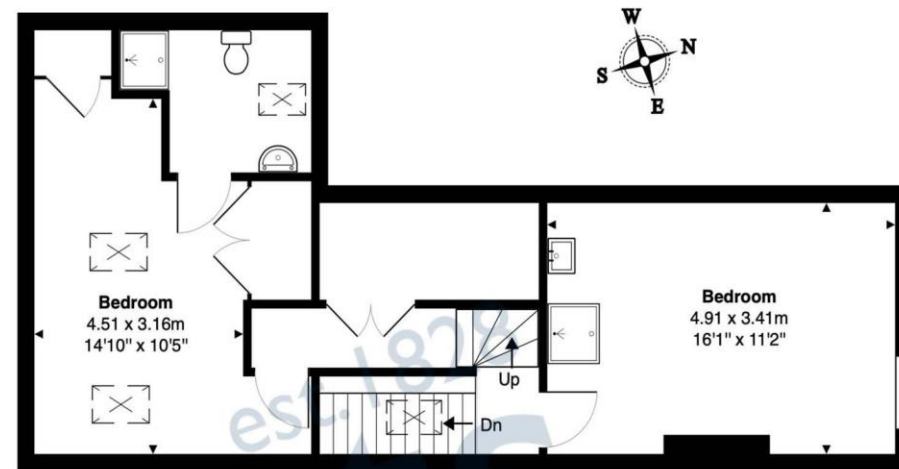
Council Tax Band: E



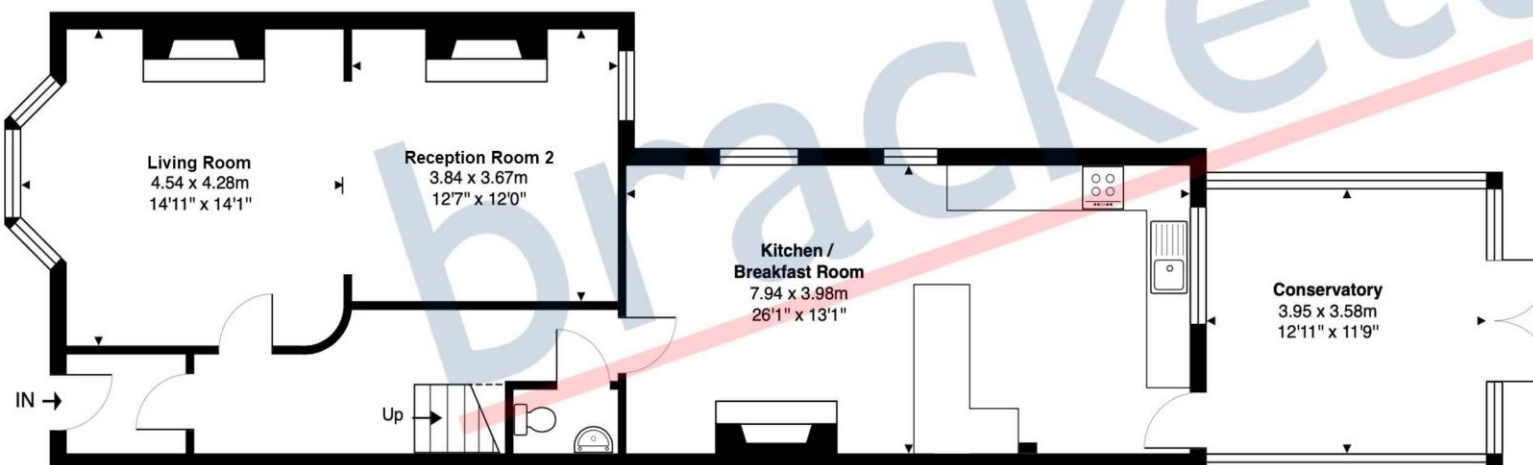
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**First Floor**  
Approx Internal Area  
732 sq ft (68 sq m)



**Second Floor**  
Approx Internal Area  
543 sq ft (50.5 sq m)



**Ground Floor**  
Approx Internal Area  
999 sq ft (92.8 sq m)

**Gross Internal Floor  
Area Approx  
2274 sq ft (211.3 sq m)**

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)		79		
A				
(81-91)				
B				
(69-80)				
C	54			
(55-68)				
D				
(39-54)				
E	54			
(21-38)				
F				
(1-20)	54			
G				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				