



9 Rochdale Road, Tunbridge Wells, Kent TN1 2JD

Guide Price £435,000 Freehold

When experience counts...

est. 1828  
**bracketts**



Offered for sale free of any forward chain, this recently renovated and extended terraced house occupies a very convenient position in the St James' area. The property is close to a host of local amenities including independent shopping in Camden Road, nearby access into Grosvenor & Hilbert Recreation Park, the house is just 0.9 of a mile from High Broom railway station. The appealing accommodation comprises a sitting room with a focal (non-functional) fireplace with exposed brickwork, a good sized kitchen / dining room with an L-shaped sweep of work surfaces, integrated appliances including an oven, hob, fridge /freezer, washing machine and dishwasher, plus double doors to the rear garden. On the first floor there are two bedrooms, a modern bathroom / WC and on the top floor a feature principal bedroom with storage and a Juliet balcony affording views to the rear. There is double glazing and gas fired central heating. Outside, there is a paved front garden. To the rear, a pedestrian right-of-way stretches behind the terrace, there is then a level paved seating area and lawn with a shed to the rear boundary. The house is recommended for an early internal inspection.

- Favoured St James' Area
- Close to Grosvenor & Hilbert Recreation Park
- Main Bedroom with Juliet Balcony
- 2 Further Bedrooms
- Modern Bathroom
- Kitchen / Dining Room with Integrated Appliances
- Gas Fired Central Heating & Double Glazing
- Front and Rear Gardens
- No Forward Chain
- Council Tax Band: C





## 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.

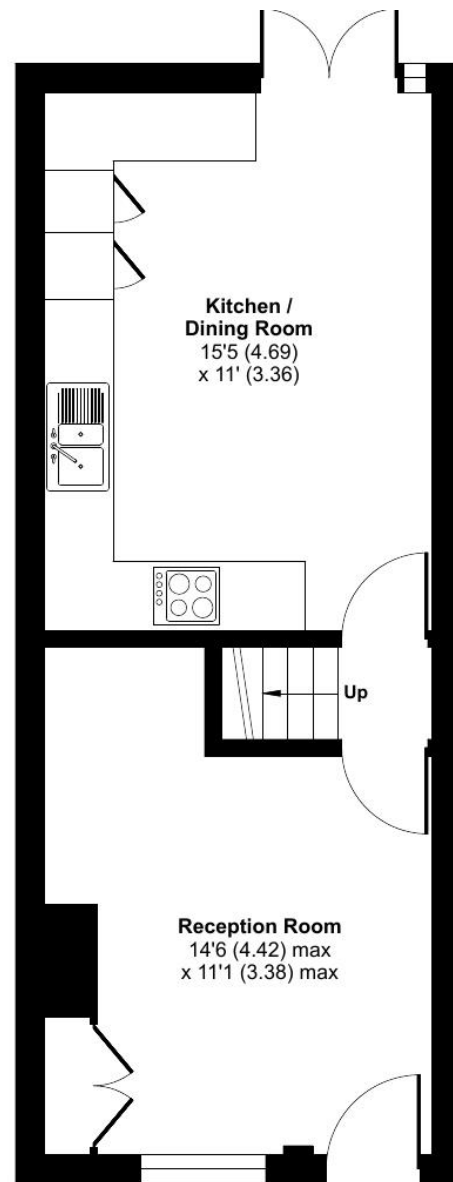
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.



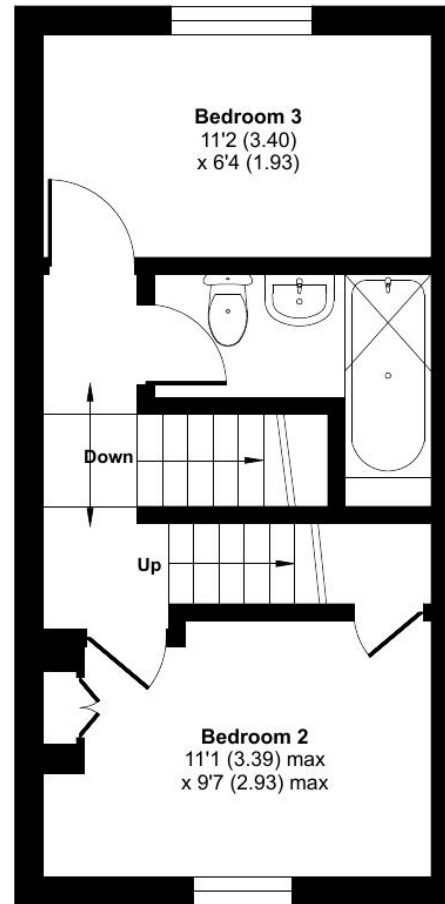
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Approximate Area = 768 sq ft / 71.3 sq m

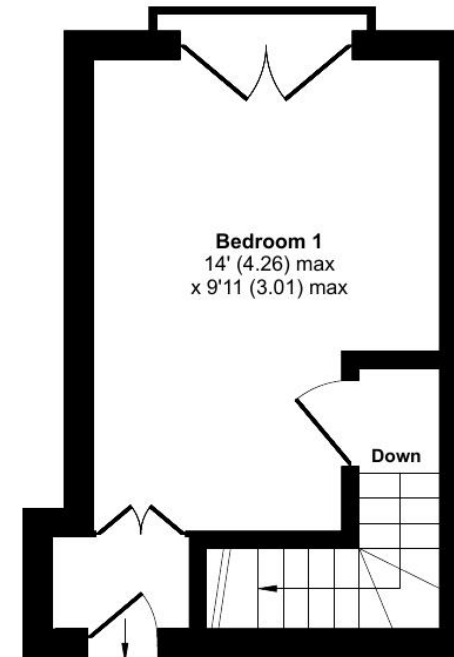
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

