



109 Stephens Road, Tunbridge Wells, Kent TN4 9QB

Guide Price £950,000 Freehold

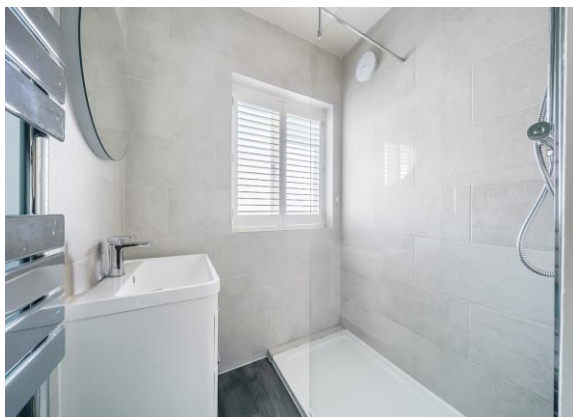
When experience counts...

est. 1828
bracketts

A wonderful opportunity to acquire a late Victorian detached house that forms part of a highly regarded tree lined road set within the St Johns area of Tunbridge Wells. Properties in this highly regarded location enjoy unrivalled access to the shopping facilities, amenities, eateries and public houses along St Johns Road itself - a walk of approximately 1 mile from the Royal Victorian Place shopping centre and the pedestrianised precinct. Both of the town's railway stations are also readily accessible (Tunbridge Wells station can be reached by foot in 1.2 miles and High Brooms by foot in 0.8 of a mile). This bay-fronted home affords a host of original character features with fire surrounds, decorative mouldings, deep skirtings, together with an appealing staircase and landing. The accommodation comprises to the ground floor: a bay-fronted sitting room, dining room offering access to a well fitted kitchen with integrated appliances, oven and hob. Off of the hallway is a cloakroom/WC and understairs storage and to the rear of the property is a delightful family room featuring an open fireplace and double doors to the rear garden. Upstairs, there are four bedrooms, a separate WC and a modern shower room. The property has gas fired central heating and double glazing. The rear garden which can be accessed directly from the family room and is overlooked from the balcony of the principal bedroom and enjoys a southerly aspect. It is fully fenced and dog proofed and has a seating area adjacent to the rear of the house - the rest being primarily laid to lawn with assorted well-stocked beds and borders.

- No Forward Chain
- A Late Victorian Bay-Fronted Detached House
- Favoured St Johns Area
- Original Character Features
- 3 Reception Rooms
- 4 Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Lawned Southerly Rear Garden
- An Early Viewing is Recommended





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.

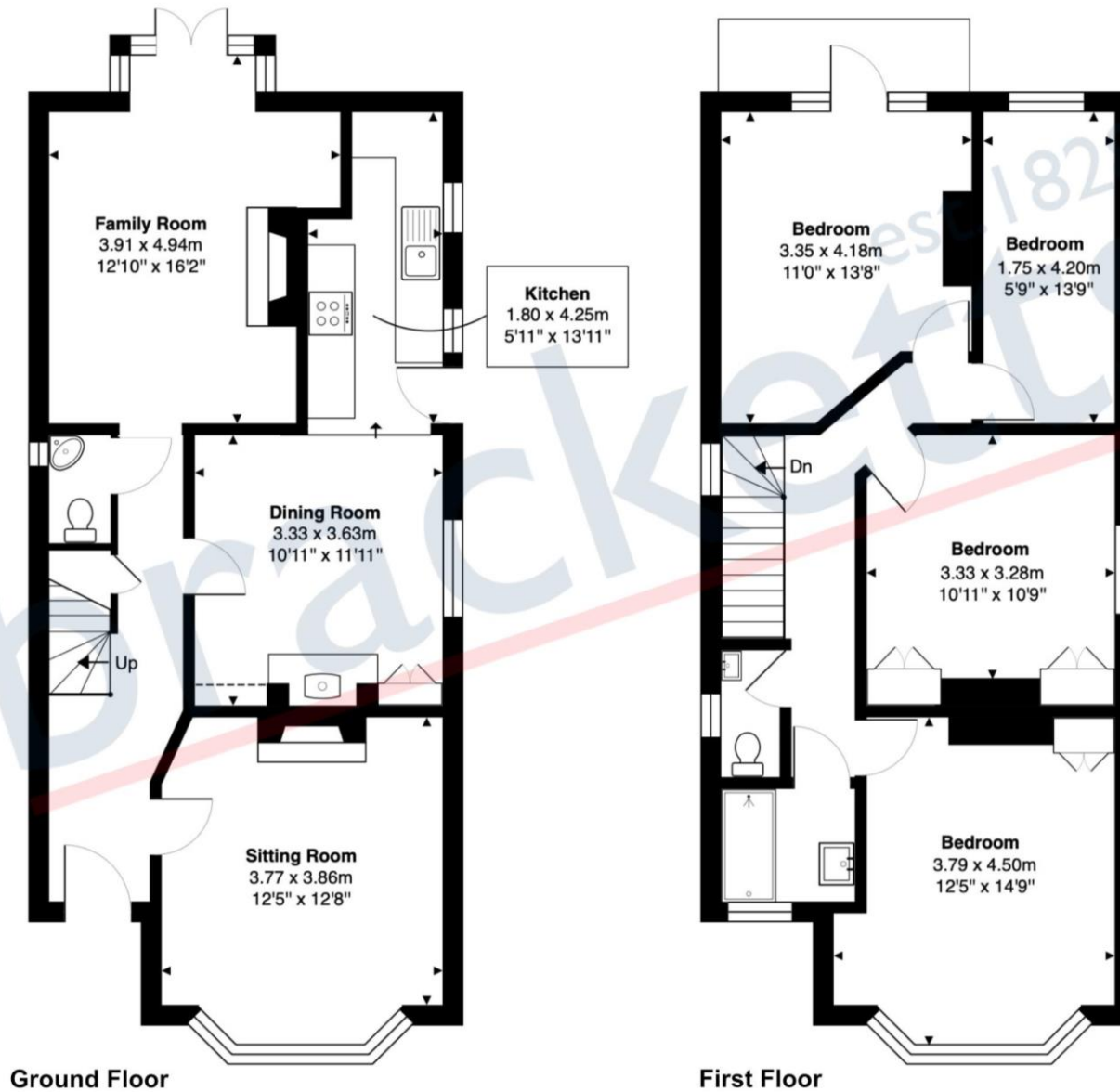
Additional Information:

Council Tax Band: E



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Gross Internal Area Approx 126 sq m / 1356 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	48	80
A		
(81-91)		
B		
(69-80)		
C	48	80
(55-68)		
D		
(39-54)		
E	48	80
(21-38)		
F		
(1-20)	48	80
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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