



St. James Road, Tunbridge Wells – TN1 2HN

Guide Price £400,000 – £425,000

est. 1828
bracketts



Situated on the ever-popular St James Road in Tunbridge Wells, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create their ideal family home. Offered to the market with **no onward chain**, the property is full of potential and is ready for updating to suit individual tastes and requirements. Ideally positioned just approximately one mile from both Tunbridge Wells and High Brooms railway stations, the property offers convenient commuter links while also benefiting from an excellent selection of local amenities. The vibrant Camden Road is just a short stroll away, renowned for its independent cafés, restaurants and shops, including local favourites The Bicycle Cafe and The Bagel Bistro. The area is also well served by a number of highly regarded primary and secondary schools, making it a popular choice for families.

The accommodation comprises an entrance hall leading to a comfortable sitting room, a generous kitchen/breakfast room and an inner hallway providing access to a spacious ground floor bathroom. Upstairs are three well-proportioned bedrooms.



Externally, the property has a low-maintenance paved rear garden with the added benefit of private side access. To the front is a particularly rare feature for this location, a block-paved driveway providing off-road parking.

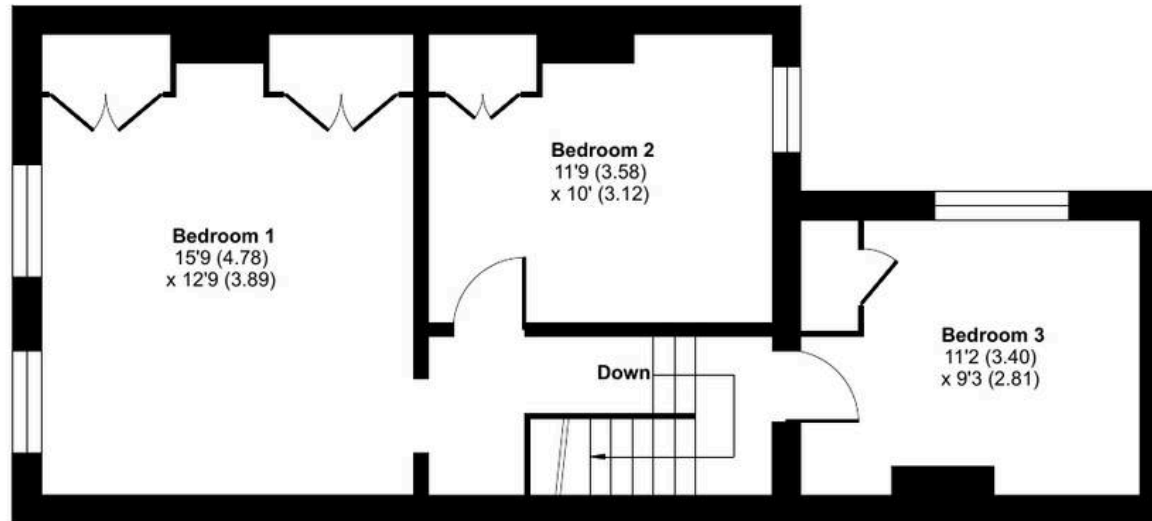
Combining a sought-after location, generous accommodation and tremendous scope for improvement, this is a fantastic opportunity for first-time buyers, families or investors alike.



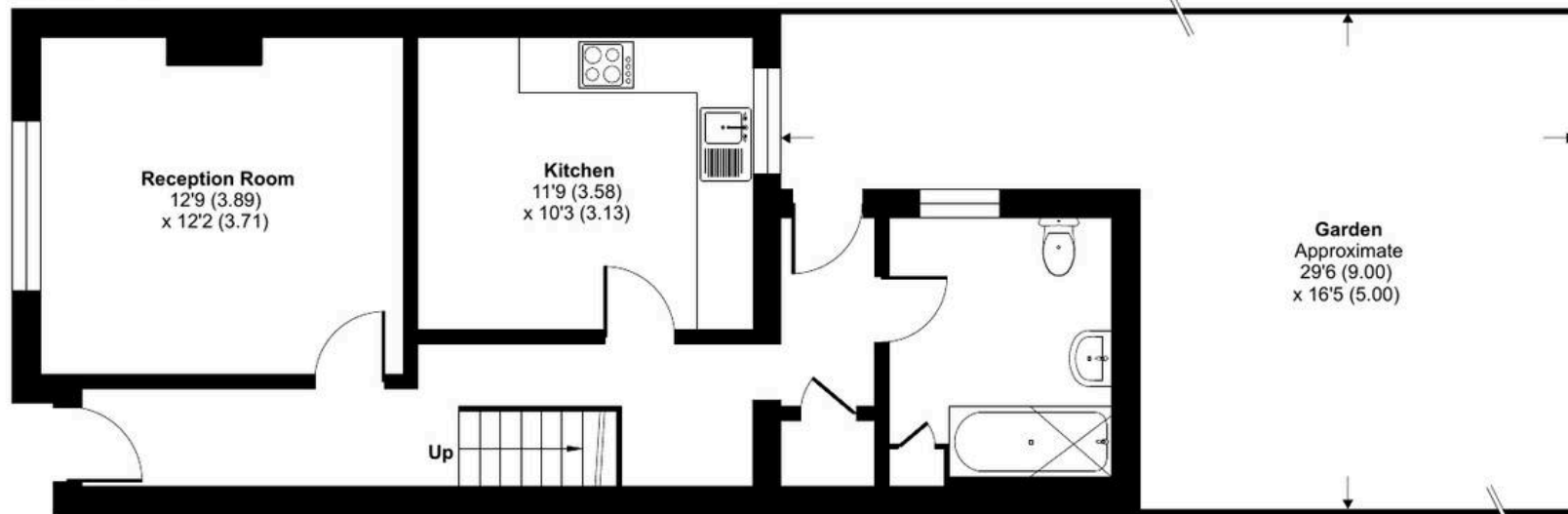
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Approximate Area = 1018 sq ft / 94.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

