



133 St Johns Road, Tunbridge Wells, Kent TN4 9UG

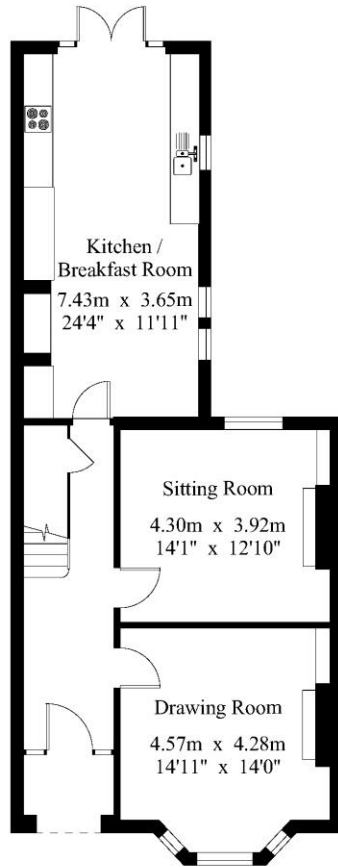
Price Range: £825,000 - £850,000 Freehold

When experience counts...

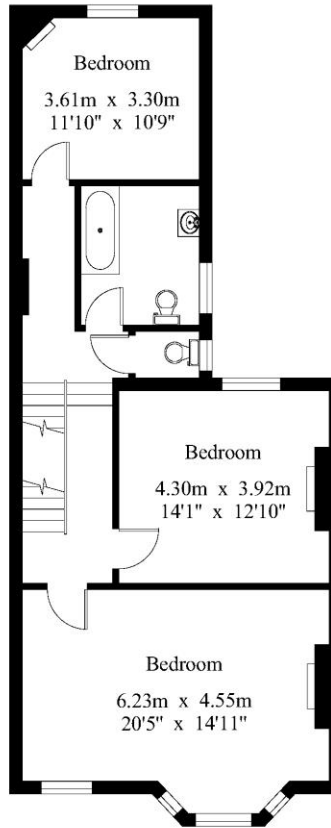
est. 1828
bracketts

133 St Johns Road

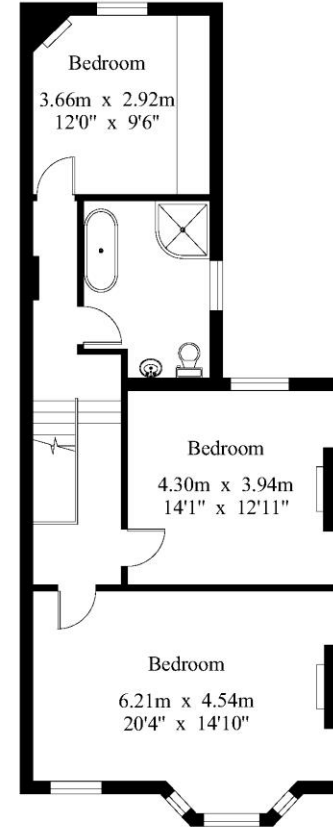
Gross Internal Area : 233.7 sq.m (2515 sq.ft.)



Ground Floor



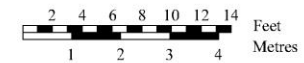
First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		76	57
England, Scotland & Wales			
EU Directive 2002/91/EC			



For Identification Purposes Only.

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VIEWING

By appointment with Bracketts.

LOCATION

Located in the heart of the St John's area set north of Tunbridge Wells town centre and well regarded with its wealth of amenities, in particular, the three grammar schools which are all within under 1/2 a mile. St Johns also boasts a range of local stores including a Sainsbury's Local and Tesco Express, together with a range of independent stores, whilst the town centre is within under 1 mile with its multiple range of shopping and recreational facilities, together with a cafe culture. Tunbridge Wells and High Brooms stations are both within approximately 1.1 miles with regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street from 49 minutes (High Brooms to Charing Cross). The A21 is accessible just north of Tunbridge Wells linking to the M25 network.

TO BE SOLD

This beautifully presented substantial three storey Victorian town house boasts character period features including high ceilings, timber sash windows, decorative coving and ceiling roses and multiple feature fireplaces, together with stripped wooden pine Victorian doors. The spacious hall with oak flooring and beautiful stained glass panelling to the front door and adjoining panels provides an elegant entrance. A particular feature is the superb kitchen/breakfast room fitted with a bespoke Silks kitchen with granite worktops and integrated appliances. From here, French doors lead onto the level lawned rear garden with a decked patio and a further useful side patio, whilst there is rear access from the garden. The property is set well back from the road with a landscaped front garden with shrubs and a mature tree providing some screening. The boxed hedge feature lends an elegant ambience to the entrance.

Entrance Porch

Tessellated floor. Front Door with leaded light coloured glass panels and matching windows to either side opening to:

Entrance Hall

An elegant and spacious hallway with wood flooring. Decorative corbels. Rise of stairs to the First Floor with understairs cupboard. Doors to all rooms.

Reception Room 1

Angular bay with double glazed timber sash windows overlooking the landscaped front garden. Stone fireplace with cast iron insert and matching hearth and shelves into one recess. Decorative ceiling rose and cornice.

Reception Room 2

Timber sash window to the front. Ornate marble fireplace with tiled hearth. Real wood flooring. Ornate ceiling rose and cornice.

Kitchen / Breakfast Room

A superb open plan room with dual aspect having three windows to the side and fully glazed double doors with matching panels to either side giving an attractive outlook and access to the rear garden. Space for large table and chairs. Chimney with integrated units and adjoining a larder cupboard to the side. The Silks kitchen comprises an extensive range of eye and base units incorporating housing for an American-style fridge/freezer and integrated Neff oven and microwave, together with a ceramic hob. Undermount one-and-a-half bowl sink with mixer tap and integrated drainer in the quartz worktop. Fitted concealed dishwasher and washing machine. Karndean flooring. Inset ceiling spotlights. Victorian-style radiators.

First Floor Landing

Rise of stairs to the Second Floor. Doors to all rooms.

Bedroom 1

Three double glazed timber sash windows to the front, together with a further window to the front. Chimney breast with decorative feature fireplace.

Bedroom 2

Timber sash window to the rear. Chimney breast with decorative feature fireplace.

Separate WC

Push button WC. Sash window to the side.

Bathroom

A white suite comprising a bath with shower above, basin set into a countertop with cupboards beneath and push button WC. Partially tiled walls with mosaic feature tiles. Victorian-style heated towel rail. Timber sash window to the side.

Bedroom 3

Timber sash window overlooking the rear garden. Corner chimney breast with cast iron Victorian fireplace.

Second Floor Landing

Doors to all rooms.

Bedroom 4

Angular bay with three double glazed timber sash windows to the front, together with a further sash window to the front. Chimney breast with feature fireplace.

Bedroom 5

A double bedroom with a timber sash window overlooking the rear garden. Chimney breast with painted feature fireplace.

Family Bathroom

A white suite comprising a rolled top bath, large corner shower with a glazed surround, basin and push button WC. Timber sash window to the side.

Bedroom 6

Timber sash window overlooking the rear garden. Corner chimney breast with painted feature fireplace. Extensive range of sliding door wardrobes across the entire width of the room and providing extensive storage space and also concealing a Keston gas central heating boiler and Megaflow pressurised cylinder.

OUTSIDE

To the **Front** of the property is a landscaped garden with a path to the front door, whilst at the **Rear** is a level lawned rear garden with closeboarded fencing and a timber summerhouse. There is also a patio area adjacent to the kitchen/dining room.

ROUTE TO VIEW

From our office in the High Street proceed into London Road heading northbound, passing through The Common. Proceed past the free school joining St John's Road. Continue along, passing Skinners' school, where this property will be found on the left hand side shortly after Beltring Road.

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