



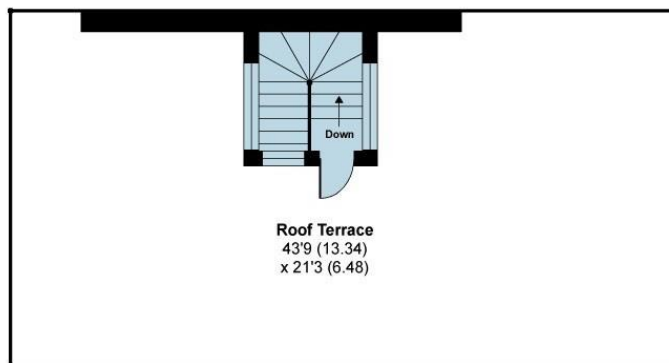
Henrietta House, 47 London Road, Tunbridge Wells, Kent TN1 1DT

Guide Price: £1,375,000 Freehold

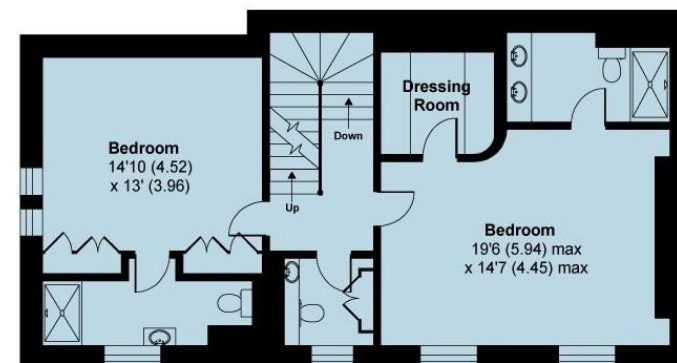
When experience counts...

est. 1828
bracketts

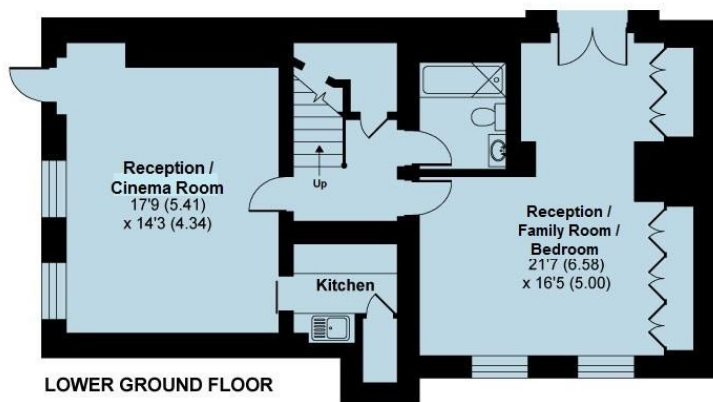
APPROX. GROSS INTERNAL FLOOR AREA 3395 SQ FT 315.4 SQ METRES



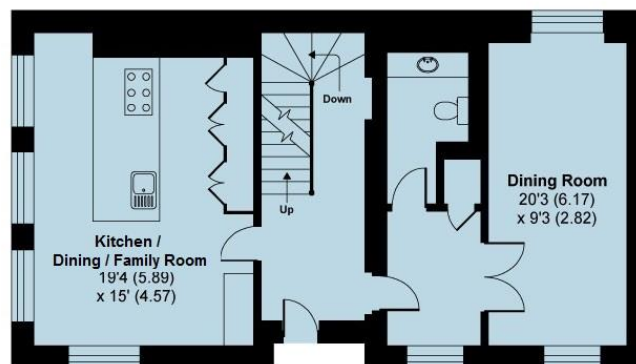
THIRD FLOOR



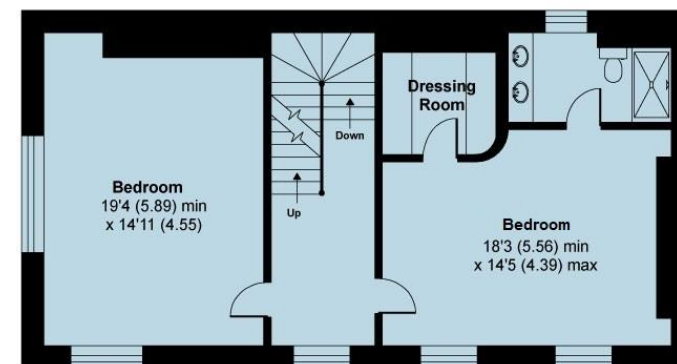
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Guide Price: £1,375,000 Freehold

Henrietta House, 47 London Road, Tunbridge Wells TN1 1DT

VIEWING

By appointment with Bracketts.

LOCATION

Arguably one of the most centrally located prestigious homes enjoying a prominent corner location immediately opposite Tunbridge Wells Common. The 'old village' and High Street are within a few hundred yards providing a comprehensive range of stylish independent stores and eateries, together with a 'coffee house culture'. The area generally has a host of sports clubs, leisure centres and schooling for all ages, in particular, the highly sought-after secondary school system with The Skinners' school, Tunbridge Wells Boys Grammar, Tunbridge Wells Girls Grammar, two popular Faith schools and a highly regarded comprehensive. Access to the A21 is approximately 3 miles whilst Tunbridge Wells mainline station is located within a few hundred yards with frequent trains to London Bridge, Charing Cross and Waterloo East in under an hour.

TO BE SOLD

This stylish five storey Grade II Listed Victorian villa has been refurbished to a high standard, yet retains many character features including the timber sash windows, blended with modern conveniences such as Control 4 which allows security, heating, lighting, audio and television to be controlled remotely via phone/computer/tablet. A particular feature is the magnificent roof terrace enjoying a 360 degree view of Tunbridge Wells including The Common and offering an elevated outdoor recreational space, whilst at the front of the property is a triangular area providing parking for approximately two cars. The property is being sold with the benefit of no onward chain and we recommend an early viewing.

ACCOMMODATION

Ground Floor

Front Door with glazed panels opening to:

Entrance Hall

Herringbone oak flooring which extends throughout the ground floor. Two arched recesses. Turned rise of stairs to the First Floor and Lower Ground Floor. Doors to inner vestibule and kitchen/dining/family room.

Kitchen/Dining/Family Room

Dual aspect with three large timber sashes enjoying a direct outlook over the parking and towards The Common with a further window to the front. Magnificent central island feature with inset sink with chromed mixer tap and Miele integrated six ring electronic hob with flush mount rising extractor fan. Marble-effect worktop with integrated/concealed bin recycling. AEG dishwasher and the tall units conceal an AEG oven and matching microwave. Comprehensive storage. Full height AEG fridge and freezer.

Inner Vestibule

Concealed cupboard housing consumer unit and underfloor heating unit. Doorway to:

Downstairs Cloakroom

Low level push button WC and china sink set onto a marble worktop.

Dining Room

Dual aspect with windows to the front and rear.

Lower Ground Floor

Hall

Reception/Cinema Room

Two sash windows and an adjoining door to the front enjoying an outlook over the front parking area and trees that form part of The Common. Sliding door leading to concealed:

Kitchen

Flush units with marble-effect worktops. Undermount sink with chromed mixer tap. LED lighting.

Bathroom

A large double ended bath with telescopic hand-held shower and a fixed shower head above with glazed shower screen, wall hung push button back to wall WC, wall hung basin with back sprayed glass surround and porcelain tiles.

Reception/Family Room/Bedroom

Two windows to the front, together with a further window and matching door to the rear. Oak flooring. Extensive range of integrated flush cupboards providing comprehensive storage.

First Floor

Landing

Sash window to the front. Turned rise of stairs to the Second Floor. Door to:

Master Bedroom Suite

Two sash windows to the front. Walk-in **Dressing Room** with extensively fitted range of shelving and hanging space, together with matching drawer units.

En Suite Shower Room I

A large shower room with 'his' and 'hers' vanity basins on back sprayed glass worktop with matching upstand and fixed mirror above. Wall hung push button WC. Walk-in shower with fixed shower head, together with a further hand-held halo shower head. Chromed heated towel rail. Porcelain tiled floor. Frosted sash window to the rear.

Bedroom 2

Dual aspect with triple pane sash window to the side overlooking The Common, together with a further window to the front, again benefiting from views to The Common.

Second Floor

Landing

Turned rise of stairs to roof space and doors to all rooms.

Bedroom 3

A further Master Bedroom with two sash windows to the front. Matching walk-in wardrobe/dressing room comprehensively fitted with hanging, shelving and drawer units and a large fixed mirror.

En Suite Shower Room 2

A large shower room with 'his' and 'hers' vanity basins on back sprayed glass worktop with matching upstand and fixed mirror above. Wall hung push button WC. Walk-in shower with fixed shower head, together with a further hand-held halo shower head. Chromed heated towel rail. Porcelain tiled floor.

Family Cloakroom

Wall hung back to wall WC with push button flush, ceramic semi-recessed sink with a marble countertop and a large fixed mirror behind. Integrated range of flush full height cupboards with space and plumbing for washing machine.

Bedroom 4

A double bedroom with two sash windows enjoying an elevated outlook to The Common. Full height range of flush mount wardrobes.

En Suite Shower Room 3

Wall hung back to wall WC with push button flush, wall hung basin, walk-in shower with a fixed shower head and hand-held shower. Chromed ladder-style heated towel rail. Sash window to the front.

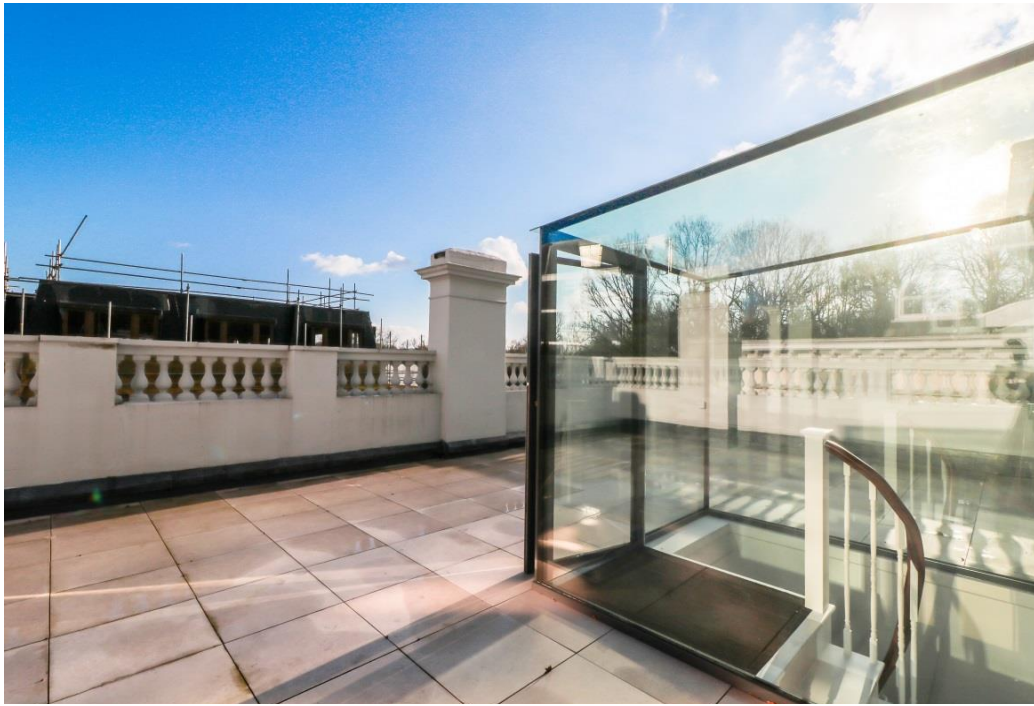
ROOF TERRACE

Access to the roof terrace is provided by a continuation of the main stairs which takes you to the roof with an impressive glazed vestibule opening directly onto a paved roof terrace with balustrading and enjoying a superb 360 degree outlook, in particular, enjoying an aspect of Tunbridge Wells Common. There is lapsed consent for a roof terrace room (Planning ref: I4/503288/FULL).

Route to view

From our office in the High Street proceed north turning left into Vale Road and then take the right hand slip road to join London Road opposite The Common. Proceed uphill for a few hundred yards where this property will be found on the right hand side on the corner of Clarence Road.

Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



27/29 High Street, Tunbridge Wells
Kent TN1 1UU
Tel: (01892) 533733 Fax: (01892) 512201
E-mail: info@bracketts.co.uk
www.bracketts.co.uk