

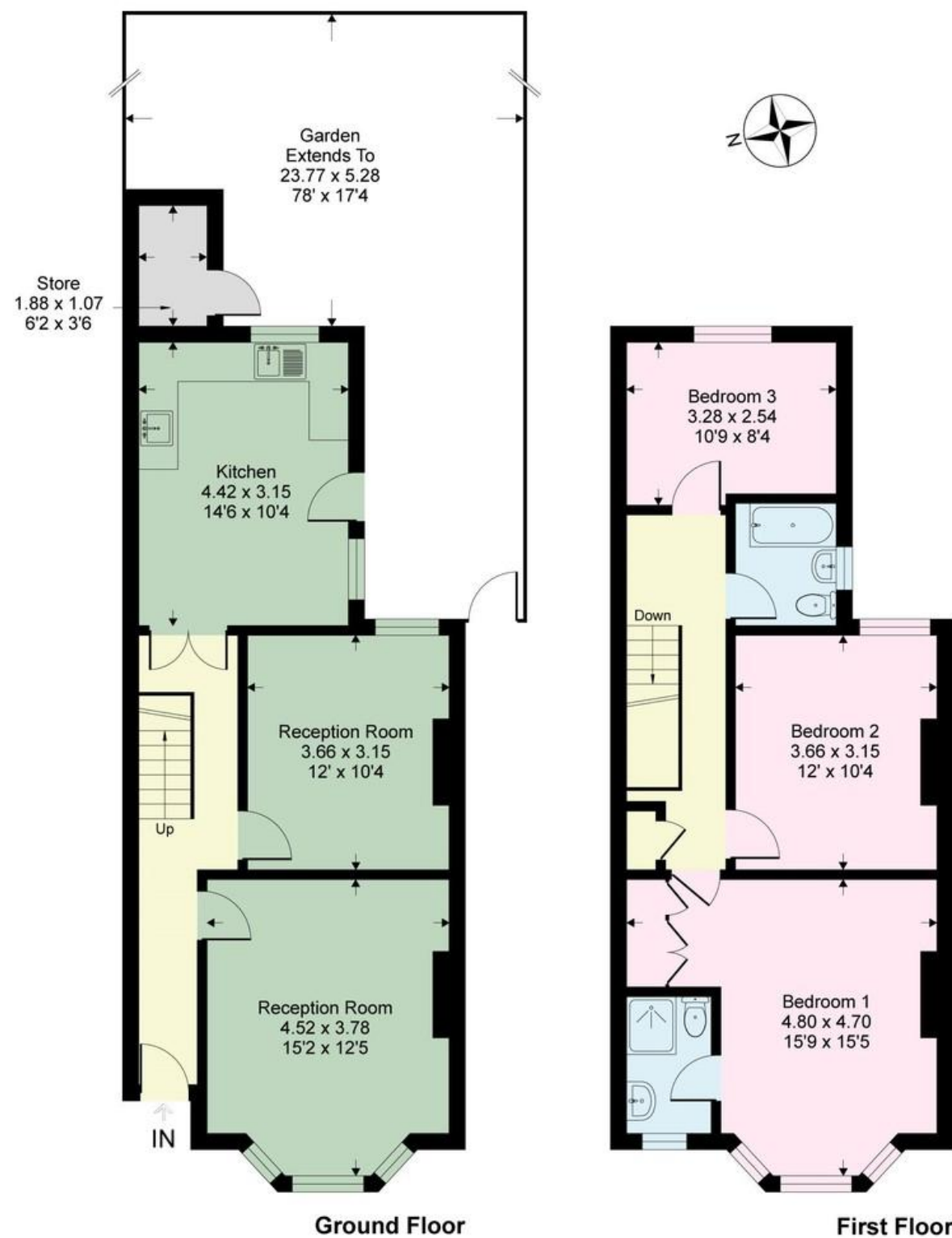
## St James' Park, TN1

Approximate Gross Internal Area = 107 sq m / 1153 sq ft

Approximate Outbuilding Internal Area = 2 sq m / 22 sq ft

Approximate Total Internal Area = 109 sq m / 1175 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 82+   | A             |         |           |
| 81-81 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 54 D    | 79 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## 65 St James Park

Tunbridge Wells, Kent TN1 2LQ

**SUMNER PRIDHAM**

An attractive semi-detached Victorian house benefitting from a quiet cul-de-sac location, walking distance to St. James' Primary school. Features include well-proportioned rooms and a good sized kitchen leading out to large well-established garden, off-road parking space to the front, a miles walk from of both the mainline stations.

Covered Porch, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Main Bedroom ensuite Shower Room, 2 further Bedrooms, Bathroom, Gas Fired Central Heating, Off Road Parking, good sized Rear Garden with side access.

**Guide price £725,000 - £750,000 Freehold**







## Property Description

- ◆ A well maintained and attractive semi-detached Victorian house benefitting from well-proportioned accommodation, retaining many period features.
- ◆ Quiet cul-de-sac location with significant advantage of off road parking and benefitting from a well-established good sized garden.
- ◆ Convenient location within easy reach of Hilbert and Grosvenor Recreation Ground and a miles walking distance to both mainline stations.
- ◆ The property also offers excellent potential for enlargement if required both to the ground floor and roof conversion subject to consents.
- ◆ Attractive front door with stained glass lead light panels leading to the hall with period staircase leading to the first floor.
- ◆ Well-proportioned bay fronted sitting room with doubled glazed windows an attractive marble fireplace surround fitted with gas living flame coal fire (not tested), picture rail and moulded cornicing to the ceiling.
- ◆ Well-proportioned dining room with double glazed window looking down to the garden and also featuring a period cast iron fireplace with delightful cast iron and tiled inset, wooden flooring.
- ◆ From the hall a floor to ceiling glazed door with matching panel to side lead into the kitchen/breakfast room which enjoys a dual aspect and door to garden.



- ◆ Kitchen fitted with a comprehensive range of cupboards and drawers with ample work surfaces, sink and drainer with window above and view out to the garden, matching cupboard housing Worcester boiler providing heating and domestic hot water.
- ◆ Appliances include 4 ring gas hob unit with concealed extractor above and electric oven, plumbing for washing machine and dishwasher.
- ◆ Period staircase leads to the first floor landing.
- ◆ Attractive main bedroom with bay window to the front providing views down St James' Park, period fireplace with cast iron and tiled inset, good range of fitted wardrobe cupboards and ensuite shower room with separate cubide, low level WC, washbasin, and window to the front.
- ◆ Double bedroom 2 with window overlooking the rear garden and cast iron period fireplace.
- ◆ Bedroom 3 enjoys an attractive view over the garden. Bathroom comprising of panelled bath, wall hung wash basin, low level WC and window.
- ◆ Access to attic with a loft ladder fitted, the loft space is boarded and provides excellent storage and also has potential for further accommodation subject to the usual consents.

## Outside

- ◆ One of the features of this property is its attractive and quiet setting plus a good sized established garden, paved area adjacent to the house and an outside store cupboard, steps lead up to the main garden which is laid to lawn with mature shrubs and specimen trees including ornamental cherry, lime tree, two maples and Silver Birch, at the top of the garden is a sun terrace with views back to the town.
- ◆ Security gate to the side of the house leading to the front.

## Front

- ◆ The property is set back from the road with mature hedge providing privacy and a drive with off road parking for one car.

## Practicalities

- ◆ The property has been well maintained and benefits from gas fired central heating, double glazed windows, and all mains services.

## Location

- ◆ St James Park is a sought-after cul-de-sac of Victorian family houses, ideally placed being in walking distance of St James' Primary School, both mainline station (1 mile) and the popular Hilbert and Grosvenor Recreation Ground.

## Viewing

By appointment only through sole agents Sumner Pridham.  
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