



20 Harmony Street

House - Gross Internal Area : 173.9 sq.m (1871 sq.ft.)
Garden Store - Gross Internal Area : 5.9 sq.m (63.5 sq.ft.)

Approx. Garden Dimensions : 12.11m (39'8") x 6.63m (21'9")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



For Identification Purposes Only.
© 2025 Trueplan (UK) Limited (01892) 614 881

29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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.



20 Harmony Street

Tunbridge Wells, TN4 8NS

SUMNER PRIDHAM

A handsome and substantial period house circa 1882 benefiting from an architect re-designed interior creating a large open plan layout and featuring a stunning pine and oak staircase spanning 3 floors leading to a vaulted landing with large skylights. Sought after 'Toad Rock' location close to a bus route to the mainline station 1.5 miles distant.

Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Ground Floor Cloakroom, 4 Bedrooms, 2 Ensuite Shower Rooms, Family Bathroom, Gas Fired Central Heating, 2 Car Driveway to the front, side access to Rear Garden.

Guide price £795,000 Freehold



20 Harmony Street, Tunbridge Wells, TN4 8NS



Property Description

- ◆ Handsome semi-detached Victorian house with spacious open planned ground floor layout.
- ◆ Well-presented and versatile accommodation arranged over 3 floors.
- ◆ Attractive wooden flooring fitted throughout the ground floor.
- ◆ Private well-established garden with far distant open outlook.
- ◆ Quality fitted integrated kitchen, granite worksurfaces and well-appointed bathrooms.
- ◆ The current vendor has further improved the property by adding an attractive bay to the front.
- ◆ Hall, designated doaks cupboard and large windows to the front throwing natural light into the front room.
- ◆ The open plan ground floor layout combines a sense of space with designated seating areas and character features such as a chimney breast with gas fired cast iron stove and wooden floor throughout.
- ◆ Harvey Jones kitchen with granite worksurfaces, butler sink, integrated dishwasher, cooker with extractor above, plumbing for washing machine, space for tumble dryer, comprehensive range of cupboards including saucepan drawers, ample room for a large dining table or island unit.
- ◆ French doors lead out to the rear garden and to the rear of the room is a ground floor cloakroom.



- ◆ Stunning staircase leads to the first floor landing.
- ◆ Reception room/bedroom to the front with attractive chimney breast and a pair of tall windows with views over 'Denny Bottom'.
- ◆ Family bath room off the landing fitted with upstand washbasin with cupboard beneath, illuminated mirror, bath with hand shower, low level WC and towel rail.
- ◆ The principal bedroom enjoys an attractive outlook over the rear garden and beyond, fitted with 2 double wardrobe cupboards and an ensuite shower room with shower cubicle, pedestal wash basin, low level WC, tiled walls and floor, chrome towel rail.
- ◆ Attractive staircase leads to a vaulted second floor landing with a pair of large skylights.
- ◆ Double bedroom 3 has a pair of skylights to the side and an ensuite shower room with shower cubicle, upstand washbasin cupboard beneath, radiator and useful eaves storage cupboard.
- ◆ Bedroom 4 lies to the front of the house with attractive views.

Outside

- ◆ Driveway to the front is large enough to park 2 cars.
- ◆ Secure gate to the side of the house leading to the rear garden.
- ◆ Access from the kitchen via French doors, out to a brick and paved patio and beyond to the main garden which has attractive seating areas, a selection of shrubs and a raised gravelled area at the far end to enjoy the evening sun.
- ◆ The private garden is bounded by brick wall and fencing and has an open outlook.
- ◆ Former planning permission exists for a outside office currently a storage room with an attractive pergola.

Location

- ◆ Harmony Street enjoys an elevated position in Toad Rock area, within walking distance of 'The Retreat' country publichouse and accessible to Rusthall village with its independent shops, community cinema and bus stop giving services into Tunbridge Wells.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

