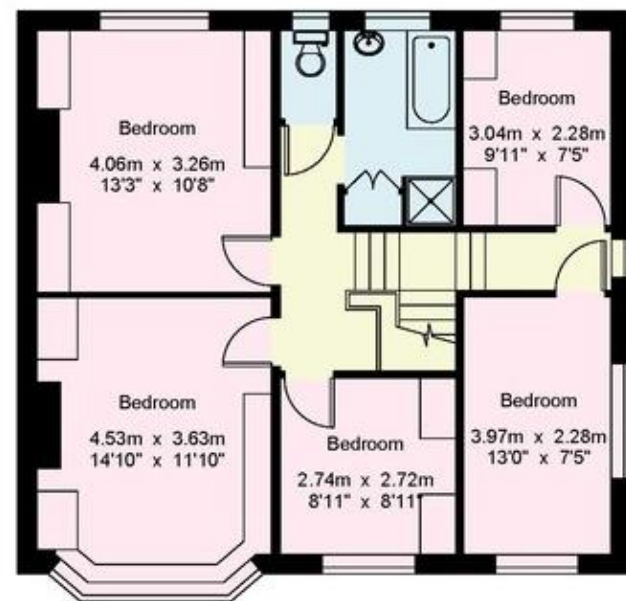


Ground Floor

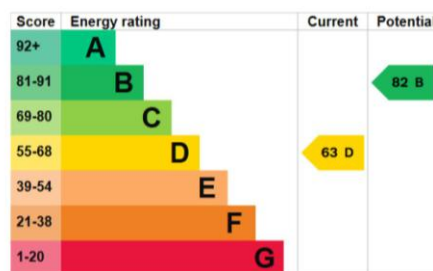


First Floor

## 190 St Johns Road

House - Gross Internal Area : 144.9 sq.m (1559 sq.ft.)

Approx. Garden Dimensions : 35.88m (117'8") x 10.86m (35'7")



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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.



## 190 St. Johns Road

Tunbridge Wells, TN4 9XD

SUMNER PRIDHAM

A substantial detached character house requiring modernisation, benefitting from spacious family accommodation, a large garden backing on to playing fields offering excellent opportunity for enlargement (subject to consents), ideally located for Tunbridge Wells schools.

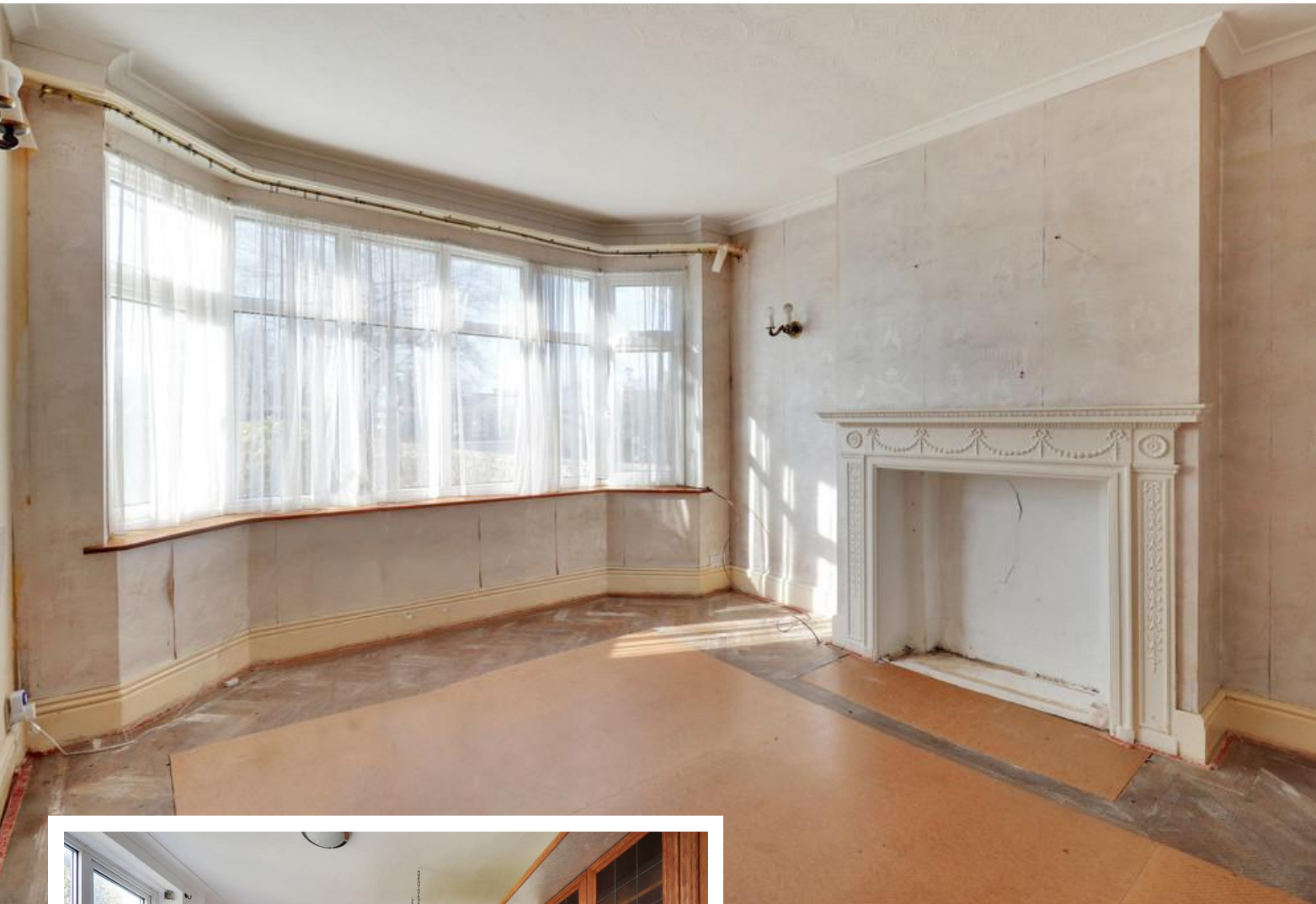
Recessed covered Porch, Hall, Sitting Room, Dining Room, Kitchen Breakfast Room, Cloakroom, ground floor Wet Room, Storeroom, 5 Bedrooms, Bath/Shower Room, Separate WC, Gas Fired Central Heating (not tested), Garden with Off-Road Parking to Front, Side Access, Large 120 ft Rear Garden.

Guide price £800,000 Freehold \*No Forward Chain\*



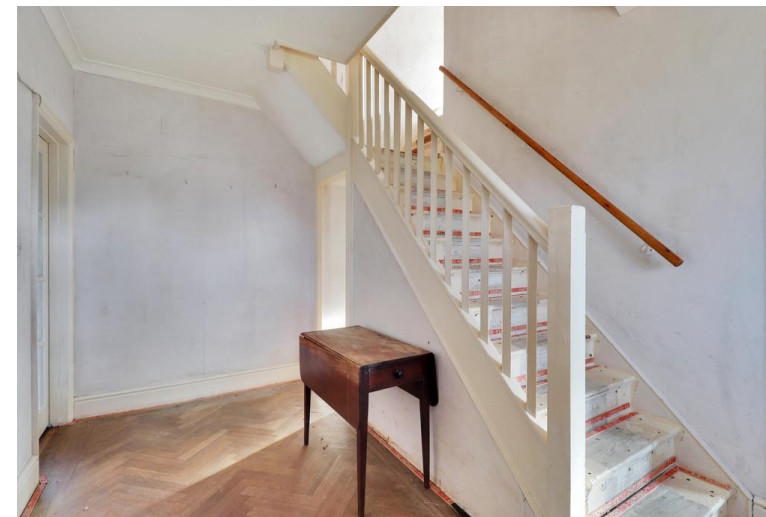


190 St. Johns Road, Tunbridge Wells, TN4 9XD



## Property Description

- ◆ A substantial detached character house in an ideal location for Tunbridge Wells schools.
- ◆ Excellent opportunity for buyers seeking a substantial family house which they would like to remodel to their own requirements.
- ◆ Large mature garden that backs on to open ground. Ideal location with primary and secondary schools all within walking distance including 3 of the grammar schools.
- ◆ Well-proportioned rooms with period features including superb herringbone wooden floors.
- ◆ Parking for 2 cars, potential to increase if required.
- ◆ Handsome brick arched recessed covered porch with quarry tiled flooring.
- ◆ Front door with a pair of stained glass windows either side leading into the hall.
- ◆ Spacious hall features superb Oak herringbone wooden floor and period staircase.
- ◆ Sitting room features a wide bay window to the front



- ◆ throwing natural light into the room and also features the sold wooden oak herringbone floor, chimney breast with fireplace surround.
- ◆ Spacious dining room with sliding patio door leading out to the garden.
- ◆ Good sized kitchen breakfast room with extensive worksurfaces, two and a half stainless steel sink unit, ceramic hob, comprehensive range of fitted cupboards, windows and door leading out to the rear garden.
- ◆ Off the hall is a good sized wet room which includes shower, low level WC and window to the front.
- ◆ Integral store.
- ◆ Period staircase leads to a split landing giving access to 5 bedrooms, all with attractive outlooks.
- ◆ Bathroom with fitted bath, washbasin and separate shower and adjacent separate WC.

## Outside

- ◆ Side gate leads to the rear garden which is well established and is of good size laid to lawn with many mature shrubs and specimen trees backing on to open ground.
- ◆ At the bottom of the garden is a former productive area with garden shed and greenhouse.

## Location

- ◆ Ideally located within half a mile TWGGS, Skinners and other primary and secondary school and High Brooms station with regular services to London is a mile away.
- ◆ Almost opposite to Tunbridge Wells Sports Centre with its swimming pool, gym, indoor tennis centre, squash courts, soft play area, multisport areas and creche/nursery.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
info@sumnerpridham.co.uk 01892516615

