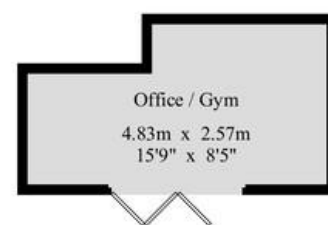
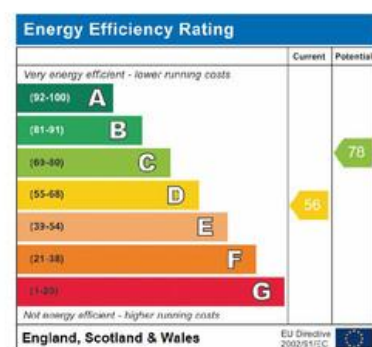




## 38 St James Park

House - Gross Internal Area : 133.4 sq.m (1435 sq.ft.)  
Outbuilding - Gross Internal Area : 10.9 sq.m (117 sq.ft.)



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## 38 St James Park

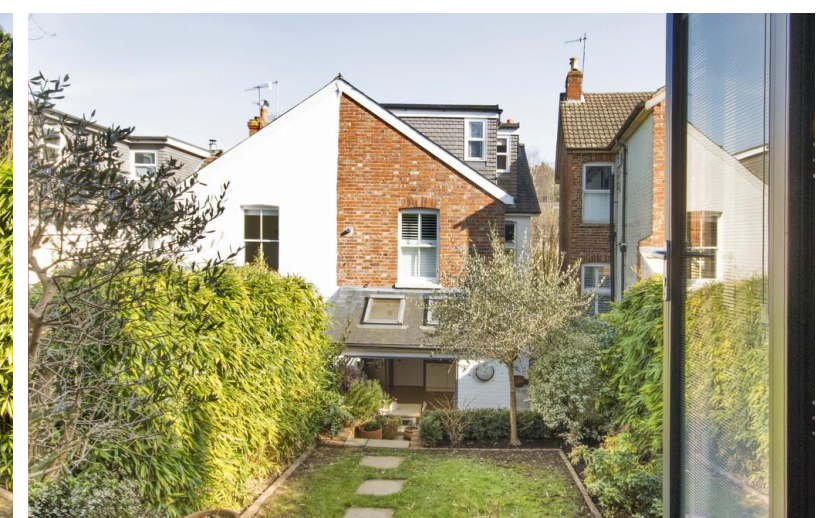
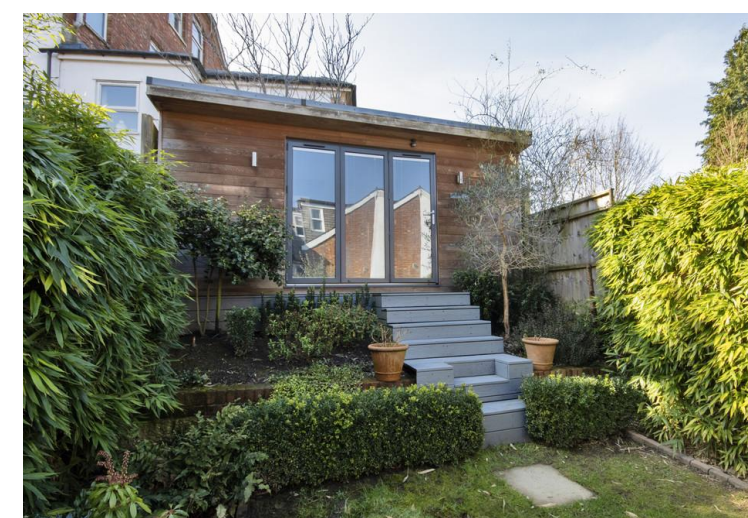
Tunbridge Wells, TN1 2LH

**SUMNER PRIDHAM**

A significantly improved and beautifully presented 4 bedroom family house arranged over 3 floors with well judged improvements which also include 2 work from home offices and well-appointed accommodation. Ideal location in a popular residential cul-de-sac within walking distance of St James Primary School, town and a mile distant from a mainline station.

Recessed Porch, Hall, Cloakroom, Sitting/Dining Room, Kitchen/Breakfast Room, 4 Bedrooms, Bathroom, Family Shower Room, First Floor Office, Double Glazed Windows, Gas Fired Central Heating, Insulated detached Office/Gym.

**Guide price £800,000 ~ £825,000 Freehold**



29 Vale Road  
Tunbridge Wells  
Kent  
TN1 1BS

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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.



38 St James Park, Tunbridge Wells, Kent, TN1 2LH



## Property Description

- ◆ Attractive setting to the front with wrought iron railings, mature Olive trees provide privacy.
- ◆ Arched recessed porch covered porch with original black and red quarry tiled flooring.
- ◆ Hall featuring attractive moulded corning and dado rail and the period staircase with polished handrail and painted turned banisters.
- ◆ Shelved understairs cupboard with light connected plus a further coat hanging recess.
- ◆ Quality wood flooring fitted throughout the hall and the remainder of the ground floor.
- ◆ Cloakroom with concealed cistern WC, washbasin and chrome towel rail.
- ◆ Sitting/dining room divided by a square arch and enjoying a dual aspect with a bay window to the front and rear window overlooking the garden.
- ◆ Further features include a working fireplace in the sitting room with cast iron inset and slate hearth and an ornamental fireplace in the dining area.
- ◆ Kitchen/breakfast room is part vaulted, bifold doors and skylights, fitted with extensive range of wooden worksurfaces with 1½ ceramic sink and drainer, comprehensive range of cupboards and saucepan drawers. 'Professional 5 gas hob range cooker' with stainless steel extractor above, pull out tall pantry



cupboards, space for fridge/freezer, integrated Bosch dishwasher space and plumbing for washing machine and tumble dryer.

- ◆ Period staircase continues to the first and second floors.
- ◆ Double bedroom 2 with sash windows with fitted shutters to the front, pair of deep wardrobe cupboards with panelled doors either side of a period cast iron fireplace.
- ◆ Double bedroom 3 with sash window with fitted shutters to the rear, period fireplace deep wardrobe cupboard with panelled door.
- ◆ Bedroom 4 with double glazed sash window with fitted shutters and view over the rear garden, fitted cupboard and period fireplace.
- ◆ Bathroom comprises of painted panelled bath, wall hung washbasin, high level WC, chrome towel rail and window.
- ◆ Office/Nursery bedroom 5 with double glazed window and fitted shutters to the front.
- ◆ Continuation of matching staircase to the second floor landing with double bedroom 1 enjoying a dual aspect with good range of built in cupboards with panelled doors.
- ◆ Separate family shower room with tiled floor, chrome towel rail wall hung washbasin low level WC wide walk in shower with drench and handheld shower heads and widow to rear.
- ◆ Door to a good sized boarded attic space with light connected.
- ◆ At the far end of the garden in an elevated position is a detached **FULLY INSULATED OFFICE/GYM** fitted with bifold doors and with power and light connected.

## Garden

- ◆ Accessed from the kitchen breakfast room, bifold doors to a paved patio which continues to the side of the property.
- ◆ Bespoke slate covered open and enclosed storage and gate leading to the front of the property.
- ◆ From the patio there are steps up to the main garden which is laid to lawn with mature hedging and olive trees.

## Location.

- ◆ Cul-de-sac location within walking distance to St James Primary School, Hilbert and Grosvenor Recreation Ground, local Secondary Schools and a mile from 2 mainline stations with regular services to London and the coast.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

