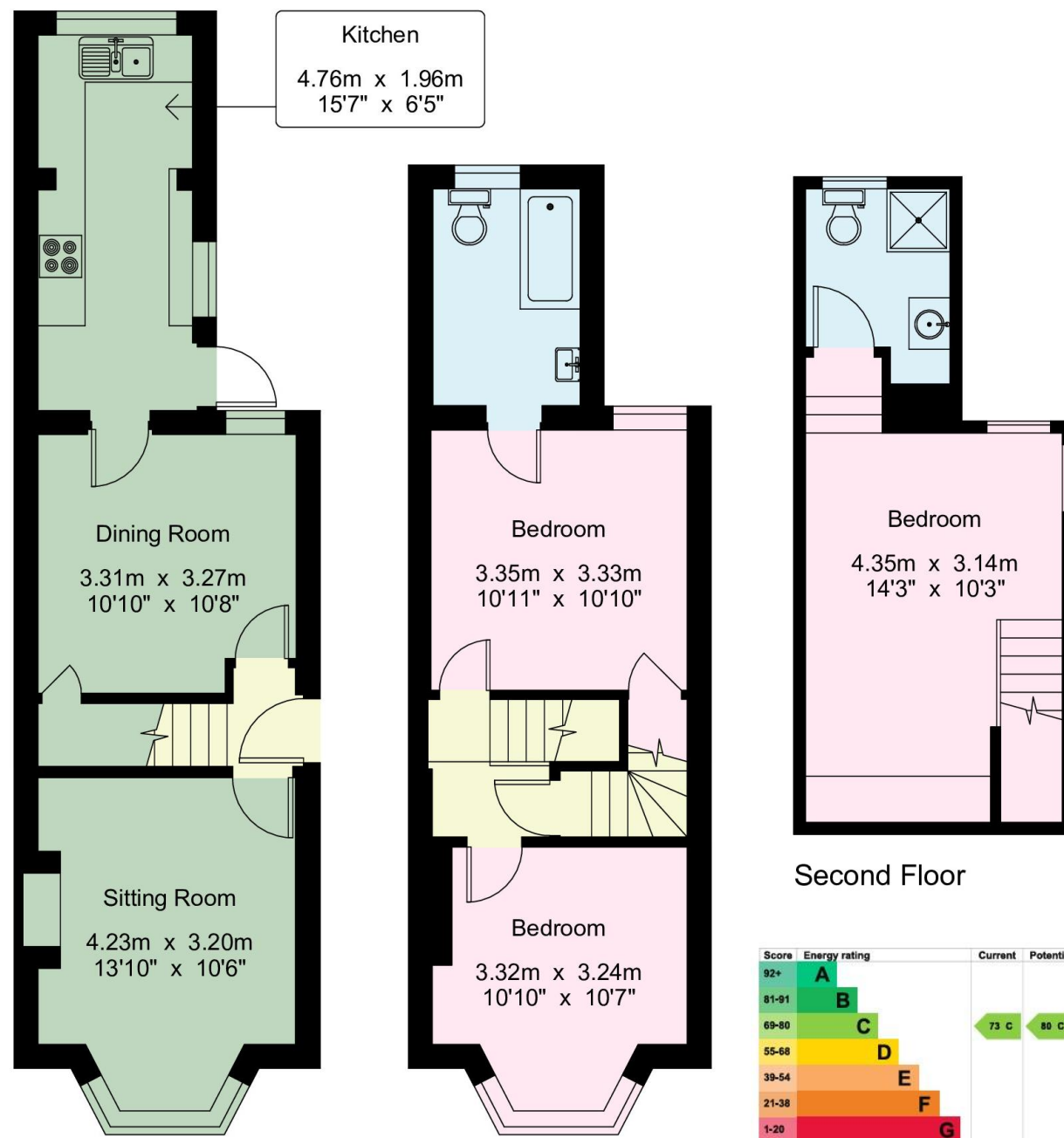


66 Queens Road

House - Gross Internal Area : 90.3 sq.m (971 sq.ft.)



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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.



66 Queens Road

Tunbridge Wells, TN4 9JU

SUMNER PRIDHAM

A beautifully presented and much improved bay fronted semi-detached Victorian house located in the much sought after Queens Road within walking distance to a mainline station, St Johns Primary School and the town centre. The stylish accommodation is arranged over 3 floors and includes a top floor Bedroom Suite with stunning views.

Hall, Sitting Room, Dining Room, Kitchen, 3 Bedrooms ~ 2 with ensuites, Gas Fired Central Heating, Double Glazed Windows, Solar Panels, Large Garden.

Guide price £550,000 - £575,000 Freehold



66 Queens Road, Tunbridge Wells, TN4 9JU



Property Description

- ◆ Significantly improved Victorian house presented to a high standard located in the much sought after Queens Road.
- ◆ Elevated position with views over its large garden and beyond to a treelined backdrop.
- ◆ Convenient to mainline station 0.6 miles, St John's Primary 0.5 miles and town centre 0.8 miles.
- ◆ The stylish accommodation is arranged over 3 floors, with beautifully decorated rooms.
- ◆ Front door opens into hall with staircase fitted with 100% wool carpet runner.
- ◆ Doors either side lead into the main reception rooms with inset glass panels which allow natural light.
- ◆ Sitting room features bay window to the front with fitted shutters, coved ceiling and a centre rose.
- ◆ Large sash window in the dining room with fitted shutters has a view down the large garden.
- ◆ Painted floorboards, picture rail, coved ceiling and a useful understairs cupboard.
- ◆ Door with stained glass inset panels leads into the dual aspect kitchen, extensive worktops with cupboards and drawers beneath, include a gas hob with Bosch electric oven underneath, stainless steel extractor above.



- ◆ One and a half sink and drainer beneath a large picture window with views down the garden and beyond to a treelined backdrop, fitted breakfast bar, matching wall mounted cupboards, space for fridge, plumbing for washing machine and dishwasher.
- ◆ First floor landing with door leading to the second floor.
- ◆ Double bedroom with double glazed window with views to the rear garden, built in wardrobe cupboard and coved ceiling.
- ◆ Ensuite with heated large, tiled floor and matching walls, panelled bath with separate drench head shower above and glass screen, low level WC, pedestal washbasin, chrome radiator, double glazed window to the rear, air extractor and recessed lights.
- ◆ Double bedroom to the front with attractive bay with double glazed window and fitted shutters, coved ceiling.
- ◆ Door with staircase leading second floor double bedroom suite with superb views which include a floor to ceiling window, the well designed room includes wall to wall fitted wardrobe cupboards, recessed LED lighting.
- ◆ Luxuriously appointed ensuite shower room with heated floor, walk in shower with drench and shower heads, low level WC, circular washbasin in oak cabinet with storage, tiled walls and window to rear.

Outside

- ◆ Setback from Queens Road with wrought iron gate giving access to a path leading to the front door and side gate.
- ◆ The rear garden is one of the features of the property with the rear of the house set elevated to the garden, an entertaining deck with the main garden laid to lawn with mature shrubs and trees and fenced boundary, from the garden there are distant views to a treelined backdrop.

Location

- ◆ Ideally located for Tunbridge Wells schools, primary, secondary and grammar.
- ◆ Within easy walking distance (0.4 miles) to St Johns local shops and cafes, mini M&S and Waitrose, High Brooms station (0.6 miles) and the Royal Victoria Centre (0.6 miles).

Viewing

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

