



9 St Peters Street
Tunbridge Wells, Kent

A charming and beautifully presented period home, having been tastefully extended and updated by the current owners, situated in a quiet yet convenient and sought-after location within walking distance of the town centre and station, and with a secluded rear garden.

Guide price £415,000 Freehold

Situation: The property is situated in a desirable and quiet location, within a short walk of the town centre and mainline railway station. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools.

For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within proximity and links with the M25.

Description: This beautifully presented and charming period home has been tastefully updated and extended by the current owners, seamlessly blending period features with contemporary style, and benefits from an impressive EPC rating of 'C'.

Arranged over two floors the accommodation includes, on the ground floor; a well-proportioned living room with an attractive exposed brick open fireplace, wooden mantelpiece, and a replacement double glazed sash window to the front; an inner hallway with hanging hooks for coats, space for shoes, and an understairs storage cupboard; an impressive and noticeably spacious kitchen/breakfast room which has been extended to include a vaulted ceiling with skylight providing a good deal of light, attractive high quality wood flooring, adjacent larder recess housing an additional NEFF freezer, as well as another understairs storage cupboard, with the kitchen area having an extensive range of tasteful shaker style wall and base units, complementary work surfaces, sink with mixer tap over, and fitted appliances including a NEFF hob, Luxair extractor, NEFF oven, AEG full size fridge and freezer, NEFF dishwasher, wine fridge, and AEG washer/dryer. There is also a downstairs w/c with attractive wood flooring, low level w/c, wash basin with mixer tap over, and stainless steel heated towel rail.

On the first floor is a spacious landing and two good-sized double bedrooms, both with replacement double glazed windows and period feature fireplaces, as well a large family bathroom with feature exposed brick wall, space offset bath with both rain and shower attachments over, attractive wall tiling and high quality wood flooring, low level w/c, wash basin with mixer tap over and storage beneath, replacement double glazed sash windows with New England style shutters, and adjacent airing cupboard housing the boiler.

To the front of the property is a flagstone paved garden boarded by an elegant iron fence and gate, and to the rear, a secluded low maintenance garden featuring an area of artificial lawn and attractive white stone, with a feature exposed brick wall to the rear.

Current EPC Rating: C

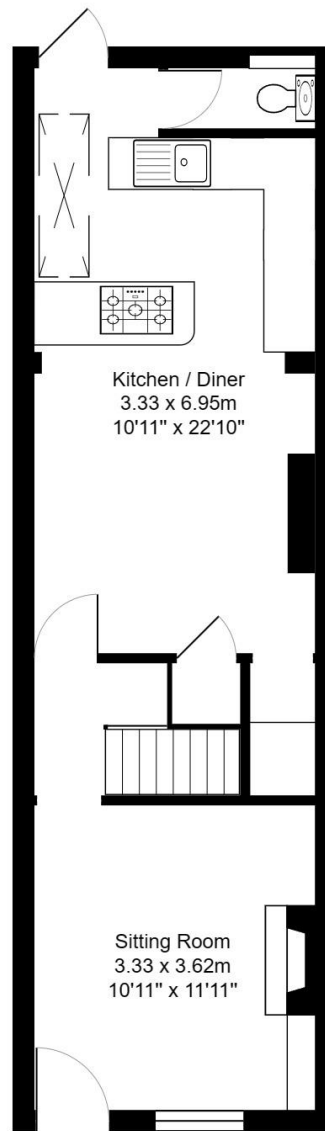
Services: Mains water, gas and electricity

Local Authority: Tunbridge Wells Borough Council

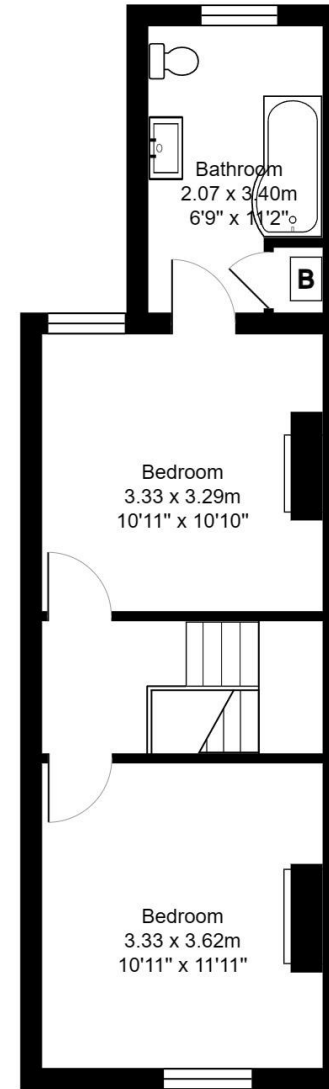
Council tax band: C

Property address: TN2 4UX





Ground Floor
Area: 41.4 m² ... 445 ft²



First Floor
Area: 36.6 m² ... 394 ft²

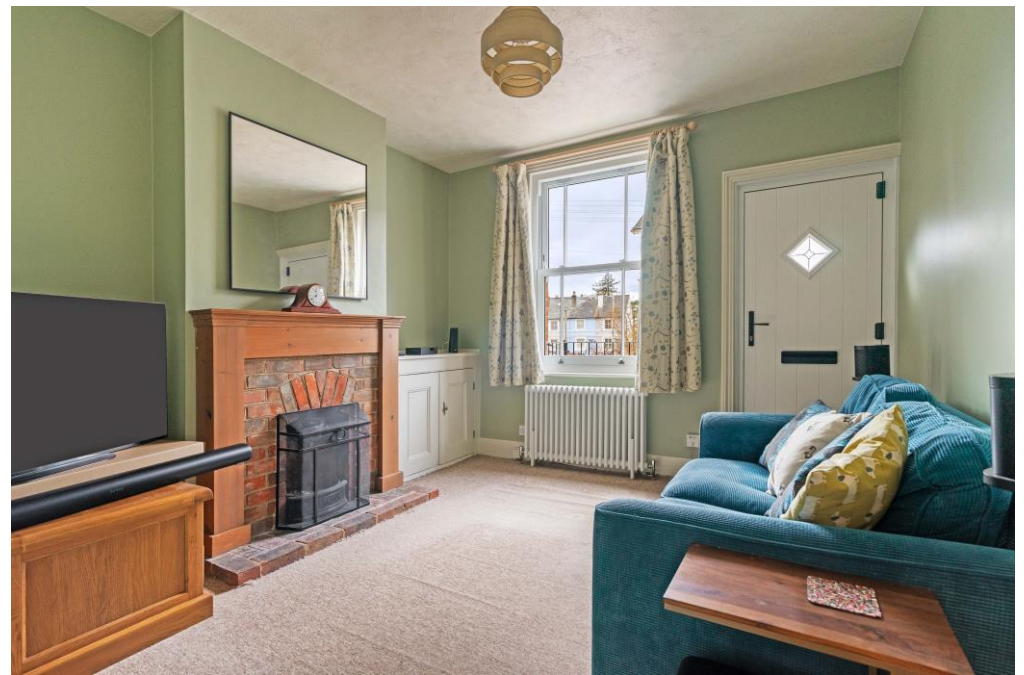
Total Area: 78.0 m² ... 840 ft²

All measurements are approximate and for display purposes only.



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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