



**12 St Johns Close**  
Tunbridge Wells, Kent



A well presented and spacious semi-detached house featuring 2 double bedrooms, 2 bathrooms, parking, private secluded garden, and benefiting from being situated in a tucked away location in the heart of the vibrant St Johns' area within easy reach of the town centre and station.

## Guide price £450,000 Freehold

### Situation:

The property is situated in a central yet tucked away location in this popular residential area of Tunbridge Wells and lies within close proximity of the town centre, station and schools.

The town is renowned for its comprehensive range of facilities and amenities including the Royal Victoria Place shopping centre, cinema complex and theatres.

For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour and the A21 is also within easy reach and links with the M25.

There are a number of well-regarded schools in the area, including grammar schools for both girls and boys.

### Description:

The property is a well presented and spacious home providing light and airy accommodation which is double glazed throughout.

The accommodation is arranged over two floors and includes, on the ground floor; a good sized entrance hall with wood flooring ; an adjacent downstairs w/c; a well-appointed kitchen featuring a wide range of gloss finish wall and base units, attractive complementary work surfaces, stainless steel one and a half bowl sink and drainer, fitted appliances including an Electrolux Fridge and freezer, dishwasher, washing machine, oven, hob with stainless steel extractor and splashback, with the room being complemented by tile splashbacks and attractive wood engineered flooring; a noticeably large and impressive open plan living area (extending to over 35ft) with sliding doors providing access to a good sized light and airy conservatory with French doors providing access to the garden. On the first floor is a spacious landing and two good-sized double bedrooms, with the spacious principal bedroom having extensive fitted wardrobes providing plentiful storage, in addition to an ensuite with large walk-in shower, attractive wall tiles, wood engineered flooring, wash basin with mixer tap over, low level w/c, and heated towel rail. Also located on the first floor is a family bathroom featuring a bath with shower over, wash basin with mixer tap over, low level w/c, gloss wall tiles, wood engineered flooring and heated towel rail. Both bathrooms are fed by a high-pressure delivery system providing good water pressure.

There is parking to the front of the property and to the rear a good-sized secluded garden mainly laid to lawn with a patio area ideal for outdoor entertaining. To the side of the house is a large side recess currently housing a shed and additional storage units

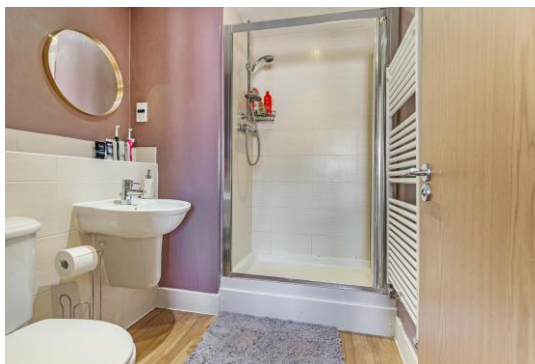
**Services:** Mains water and electricity. Gas-fired central heating.

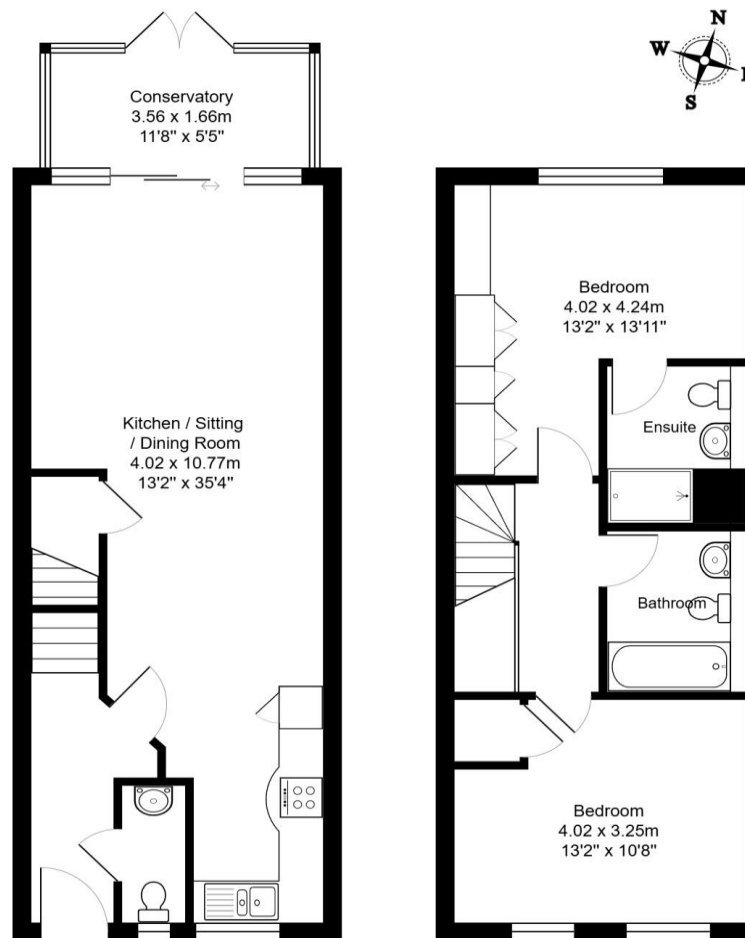
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council tax band:** D

**Current EPC Rating:** C

**Directions:** The postcode of the property is TN4 9GA





Ground Floor  
Area: 50.1 m<sup>2</sup> ... 540 ft<sup>2</sup>

First Floor  
Area: 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup>

**Total Area: 93.5 m<sup>2</sup> ... 1006 ft<sup>2</sup>**

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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