



**4 William Street**  
Tunbridge Wells, Kent



An impressive, spacious, and well-presented four bedroom, two bathroom family home, with good-size private west facing garden, situated in a much sought after residential road in the desirable St Johns area of Tunbridge Wells.

**Guide price £625,000 - £650,000 Freehold**

**Situation:**

The property is situated in an enviable position in a much sought-after residential road and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within walking distance and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

**Description:**

An impressive and well-presented family home, combining contemporary style with period features, offering versatile accommodation which is spacious and light throughout.

The accommodation is arranged over three floors and includes, on the ground floor; an entrance hall with attractive exposed wood flooring; a well-proportioned sitting room featuring an attractive feature fireplace with delightful period tiles, areas of fitting shelving adjacent to the chimney breast, exposed wood flooring, and New England style window shutters; a noticeably spacious dining room which is open plan to the kitchen, with delightful exposed brick chimney, exposed wood flooring, and adjacent understairs storage; a kitchen with French doors providing access to the garden, with a wide range of shaker style wall and base units, complementary wood work surfaces, breakfast bar, attractive tile splashbacks, slate flooring, one and a half bowl sink with mixer tap over, and integrated appliances including twin AEG ovens, and AEG 4 ring hob with stainless steel extractor. Adjacent to the kitchen is a utility room with slate flooring and plumbing for a separate washing machine and dryer, and adjacent to that a downstairs w/c.

On the first floor is a spacious landing and three double bedrooms all with fitted wardrobes, with the main guest bedroom being of particularly good size, and a family bathroom with bath and both rain and separate shower attachments, pedestal period style wash basin, low level w/c, period style heated towel rail, and attractive wall and floor tiling.

On the top floor is the spacious principal bedroom with dressing area and fitted wardrobes, and contemporary en suite bathroom with large walk-in shower, wash basin with mixer tap above and storage beneath, low level w/c, stainless steel heated towel rail, and attractive wall and floor tiles providing a clean and crisp feel.

To the front of the property is a garden is mainly laid to stone shingle with a brick path leading to the front door. To the rear of the property is a good-sized private west facing garden mainly laid to lawn, a large patio area ideal of outdoor entertaining, and a shed.

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

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

**Council tax band:** C

**Current EPC Rating:** D

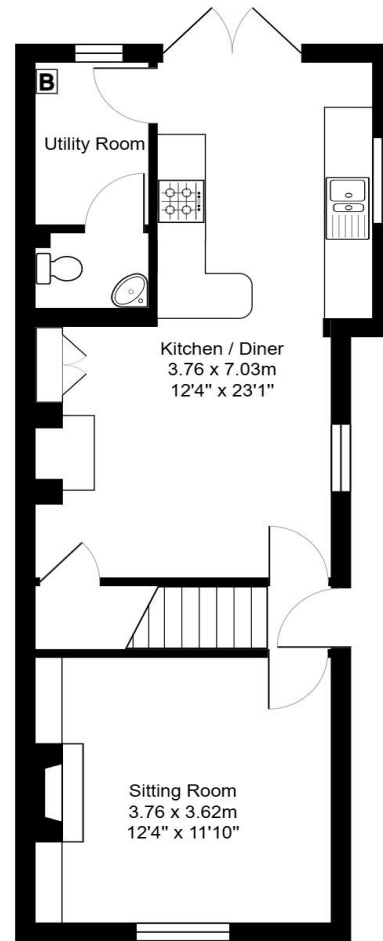
**Directions:** The postcode of the property is TN4 9RS

**Viewing:** Strictly by appointment through Green Lizard (01892 619888)

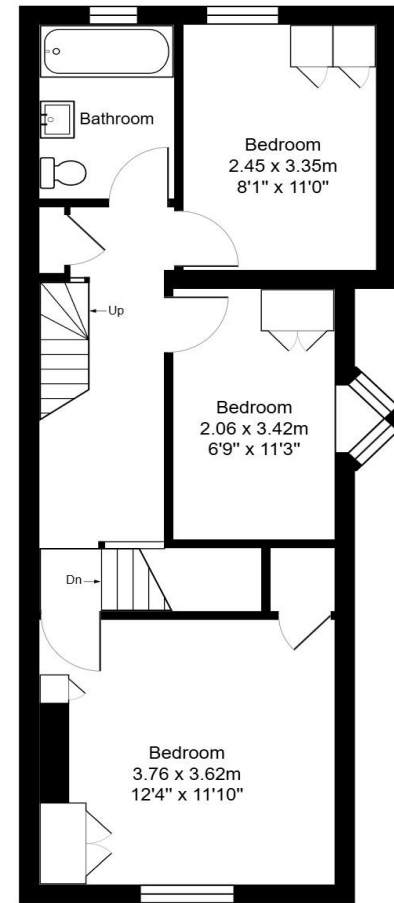


**01892 619888** [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

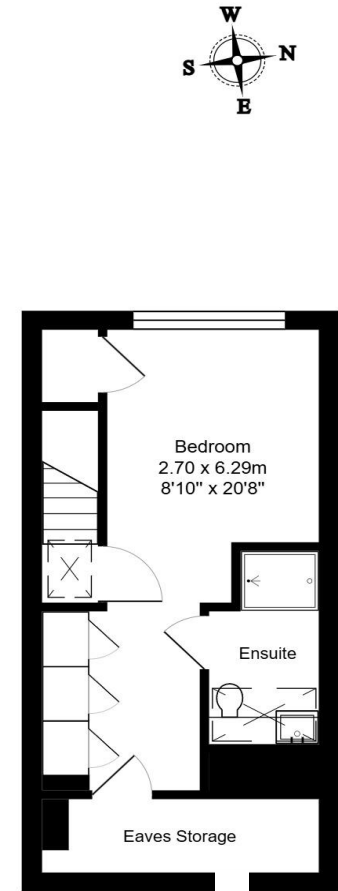
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 46.1 m<sup>2</sup> ... 496 ft<sup>2</sup>



First Floor  
Area: 46.1 m<sup>2</sup> ... 496 ft<sup>2</sup>



Second Fl  
Area: 21.2 m<sup>2</sup> ... 229 ft<sup>2</sup>

Total Area: 113.4 m<sup>2</sup> ... 1220 ft<sup>2</sup> (excluding eaves storage)

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.





01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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