



3 Southfield Road
Tunbridge Wells Kent

An immaculately presented and elegant 5-bedroom family home of approximately 1,887sq.ft with a good-sized south facing garden, situated in the much sought after St Johns area in a quiet road within easy reach of the town centre, schools and the station.

Guide price £975,000 Freehold

Situation: The property is situated in an enviable position in a sought-after and quiet 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: The property is a most attractive, substantial and beautifully presented town house, which has been extensively refurbished to a high standard throughout to combine period features with contemporary tastes. The house offers a spacious and versatile living space over three floors of approximately 1,887sq.ft/175.3sq.m with high ceilings throughout, an impressive and comfortable family home.

The accommodation is arranged over three floors and includes: an entrance porch with period tiling, a welcoming front door featuring attractive stained glass; a large entrance hall with period style floor tiles and decorative corbels; adjacent downstairs w/c; a spacious sitting room with feature wrought iron fireplace as its focal point with attractive marble mantle and surround with tiled hearth, exposed original floorboards, and a large bay window fitted with New England style shutters; a well-proportioned family room with exposed floorboards and feature recess with tiled hearth and exposed brick surround; and a stunning and noticeably spacious, well-appointed kitchen/dining room that benefits from good natural light with three Velux windows and contemporary Crittall-style doors and windows to the rear overlooking the garden. This lovely room has tiled flooring with underfloor heating and is fitted with an extensive range of shaker style wall and base units, quartz work surfaces, a central island with inset Blanco sink with a Quooker mixer boiling tap, breakfast bar, integrated appliances including a 6-ring gas range cooker with double ovens, wine fridge, and dishwasher. On the first floor is a spacious landing and three double bedrooms, with the large principal bedroom extending to over 17ft with fitted wardrobes, bay window, and feature wrought iron period fireplace with attractive tile surround and marble heath. Also located on this floor is the well-appointed family bathroom. On the top floor is another spacious landing area with exposed floorboards, and two further double bedrooms, as well as a separate contemporary shower room.

Outside, to the front of the property a wrought iron gate leads to is a low maintenance garden bordered by a low brick wall and fence with a brick path leading to the front door. To the rear is a good-sized south facing garden mainly laid to lawn with a large patio area, ideal for outdoor entertaining. The garden is fully fenced.

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

Current EPC Rating: D

Local Authority: Tunbridge Wells Borough Council (01892) 526121

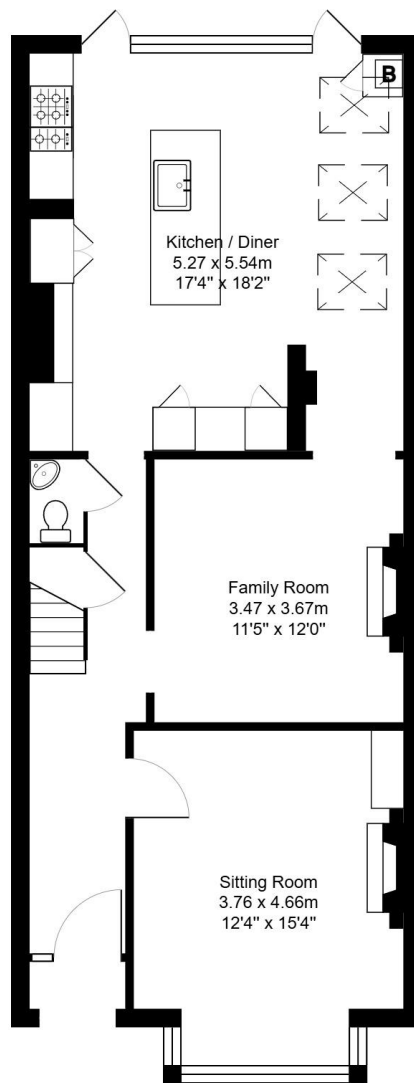
Council Tax Band: E (2024/25 - £2730.36)

Directions: The postcode of the property is TN4 9UH

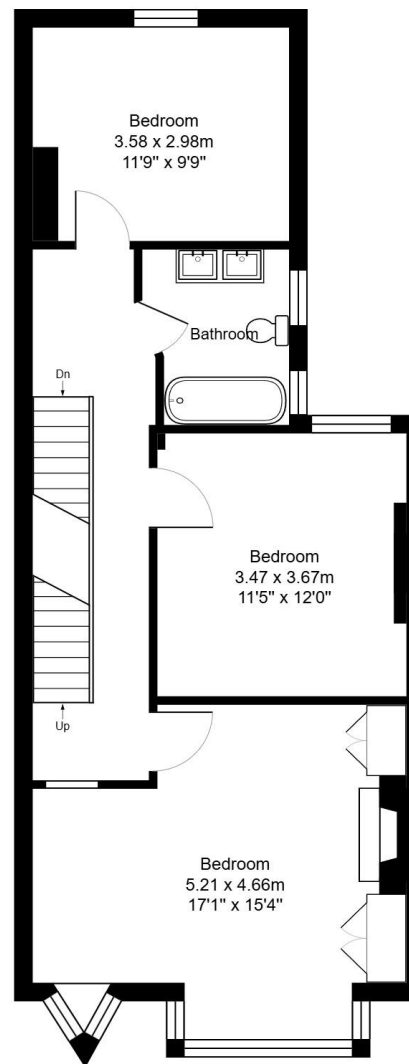
Viewing: Strictly by appointment through Green Lizard (01892 619888)

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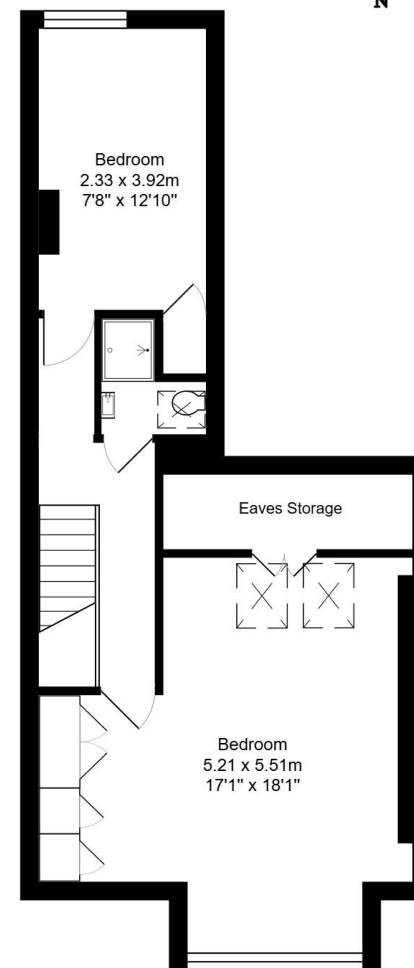
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 71.3 m² ... 768 ft²



First Floor
Area: 62.0 m² ... 668 ft²



Second Floor
Area: 41.9 m² ... 451 ft²

Total Area: 175.3 m² ... 1887 ft² (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.



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