



4 Bedroom Semi-Detached House with Garden in Popular St Johns

This four Bedroom semi-detached house sits on a quiet road in popular St Johns. The property has plenty of storage and period features, and has been refurbished to a high standard. There is a sitting room and separate dining room. The modern kitchen has integrated appliances including a dishwasher, fridge freezer and washer dryer. The master bedroom has two fitted wardrobe cupboards and an en suite shower room. There are two further double bedrooms and a single bedroom, all with fitted wardrobes and period fireplaces. The family bathroom has a feature roll top bath with shower over. Outside the enclosed rear garden is mainly laid to lawn with a patio area. There is also a lean-to at the side of the property providing additional storage. Street parking. Double glazing, gas central heating, EPC band D. Council tax band D. Available for long term let. Viewing highly recommended.





ACCOMMODATION

Sitting Room 14' 5" x 11' 5" (4.39m x 3.49m)

The sitting room has a period fireplace and a double glazed bay window with plantation shutters. There is a radiator with thermostatic valve, and a TV point.

Dining Room 16' 4" x 12' 6" (4.97m x 3.8m)

The dining room has French Doors that lead onto the garden. There is a radiator with thermostatic valve and some fitted storage cupboard and shelving.

Modern Kitchen 13' 1" x 9' 10" (4m x 3m)

The modern dual aspect kitchen has a sink with mixer tap, and electric hob and fan oven. Integrated appliances include a fridge freezer, dishwasher and washer dryer. A good range of wall and base kitchen cupboards provide plenty of storage. The kitchen has a back door that leads to the rear garden.

Master Bedroom 14' 1" x 11' 5" (4.3m x 3.47m)

The first floor master bedroom has double glazed windows with plantation shutters. There is a period fireplace, two fitted wardrobe cupboards and a radiator with thermostatic valve.

Master Bedroom En Suite Shower Room

The master bedroom en suite shower room has a walk-in double shower, a wall mounted sink with mixer tap and storage underneath, and a WC. The room has a wall mounted cabinet with mirror doors, a window and an extractor fan.

First Floor Single Bedroom 11' 2" x 5' 11" (3.4m x 1.8m)

The first floor single bedroom has a double glazed window and a radiator with thermostatic valve. There is a fitted wardrobe cupboard and a period fireplace.

Family Bathroom

The first floor family bathroom has a feature roll top bath with shower over. There is a pedestal basin with mixer tap, a WC, a radiator and a wall mounted cabinet. The bathroom has a window and an extractor fan.

Second Floor Rear Double Bedroom 11' 4" x 10' 6" (3.45m x 3.21m)

The rear double bedroom on the second floor has a double glazed window and a radiator with thermostatic valve. The room has a fitted wardrobe cupboard and a period fireplace.

Second Floor Front Double Bedroom 16' 5" x 9' 10" (5m x 3m)

The front double bedroom on the second floor has a double glazed window and a radiator with thermostatic valve. There is a period fireplace, and fitted cupboards and shelving.

Lean-To

The lean-to at the side of the property provides useful storage and can be accessed at the front and rear of the property.

Rear Garden

The enclosed rear garden is mainly laid to lawn with mature borders. There is an area of patio which is ideal for outside entertaining.

Location

The property is in the desirable St John's area of Tunbridge Wells. No less than three top grammar schools are close by: The Skinners' School, Tunbridge Wells Girls' Grammar School, and Tunbridge Wells Grammar School for Boys. St Gregory's Catholic School is also a short walk away. The area is also well served with primary schools including St John's Church of England Primary School and St Augustine's RC Primary School. St John's Park with its play area and tennis courts is nearby and the Tunbridge Wells Sports Centre is a 10 minute walk. Local shops include a Tesco Express and a Sainsbury's Local. Royal Victoria Place with its wide variety of shops is just under a mile away. Tunbridge Wells mainline station is also about a mile away.

Parking

Unrestricted street parking is available along Somerset Road.

EPC and Council Tax

Energy Performance Certificate band D. Tunbridge Wells council tax band D, £2341.59 for 2025-26.

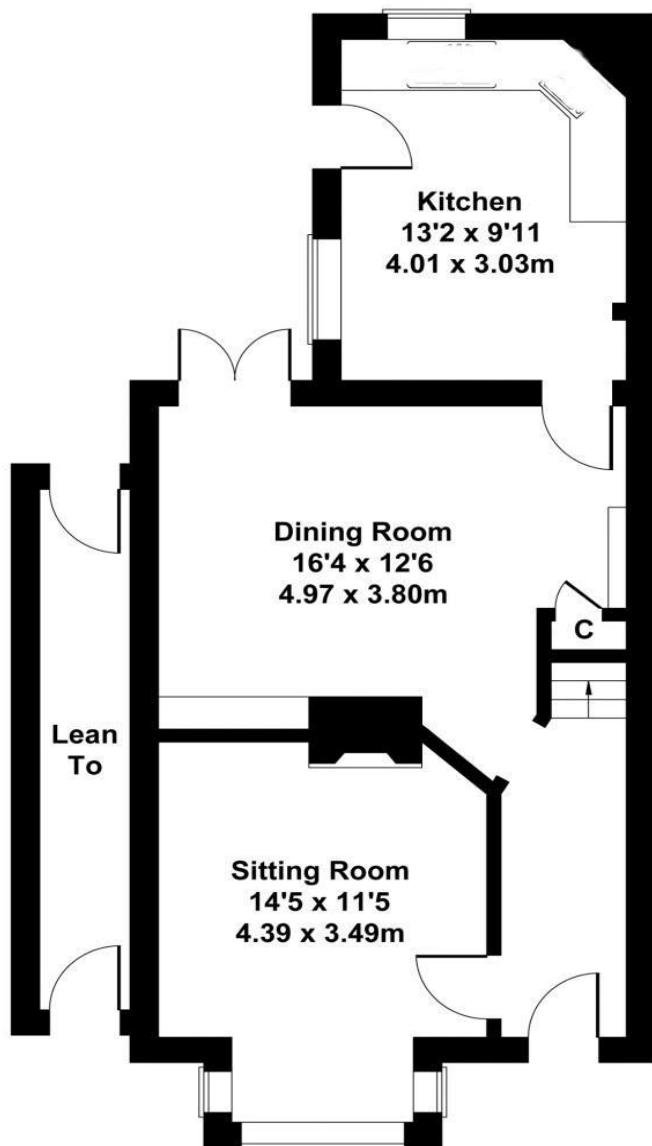




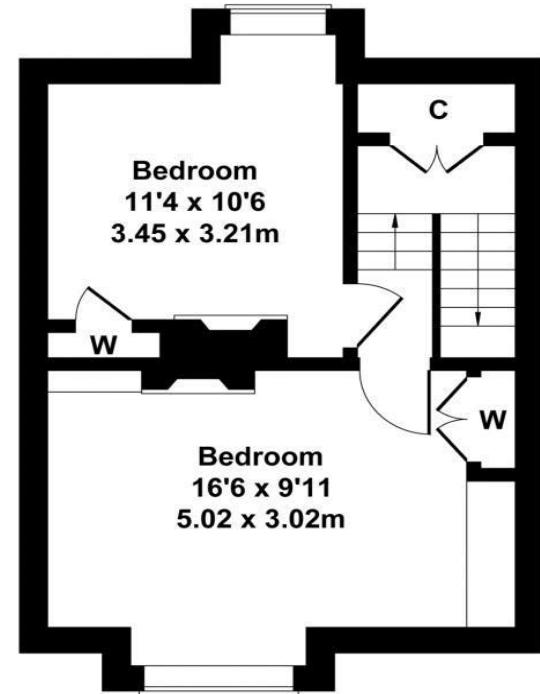
FLOOR PLAN

Somerset Road

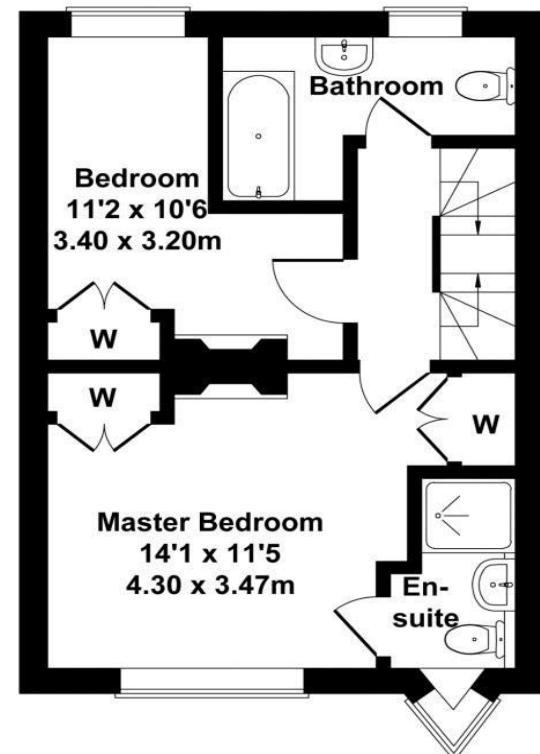
Approximate Gross Internal Area
1313 sq ft - 122 sq m
(Excluding Lean To)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

IMPORTANT NOTICE

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