



JOHN WHITEHEAD POWERED BY exp TM UK

@ john.whitehead@exp.uk.com

john.whitehead.exp.uk.com

📞 07943 237 182

Ravenswood Avenue, Tunbridge Wells, TN2 3SG

Guide Price £750,000

🛏 4 🚿 2 🛋 2



GUIDE PRICE £750,000 - £775,000 A stunning four/five bedroom semi-detached 1930s home, set in a very desirable tree-lined avenue within the St James' area. The property offers spacious accommodation, large garden, a home office and off-street parking.

This beautiful family home provides a generous amount of living space, having been extended to the rear to create an impressive open-plan kitchen/diner with Bi-fold doors onto the garden. The loft space has also been converted into two separate bedrooms with their own shower room. The property is enviably situated; within the school catchment area for St James' Primary School, is a short walk to Grosvenor & Hilbert Park, as well as being within walking distance to the town centre, plus both High Brooms and Tunbridge Wells mainline stations. This area of St James' is also situated close to the stunning green spaces of Dunorlan & Calverley parks.

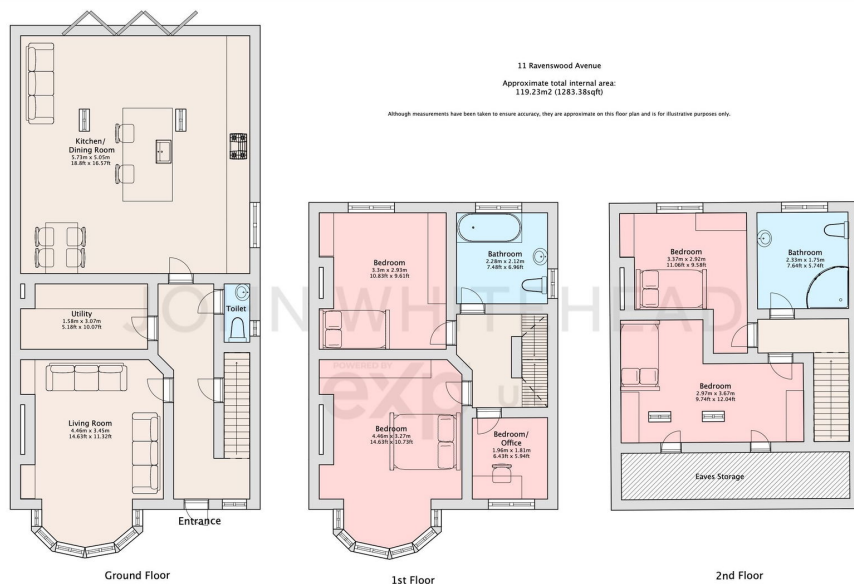
The downstairs accommodation comprises; a spacious entrance hallway, a fabulous living room with bay fronted window and fitted units, a stunning open-plan kitchen/diner with underfloor heating and bi-fold doors onto the patio and garden. Situated separately from the kitchen is an excellent utility room, whilst under the stairs you will find a W.C. Stairs rise to the first floor where you will find two good-sized double bedrooms, a stylish bathroom and a further bedroom/office. On the top floor is a modern attic conversion, currently being used as two bedrooms. It also features a superb contemporary shower room. Externally the property has a driveway, a fantastic long-kept garden, as well as a storage shed to the side of the home. Viewing is strongly recommended!

Important Information on Anti-Money Laundering Check

We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance in ensuring the accuracy and continuous monitoring of these checks. Our compliance partner, Move Butler, will carry out the initial checks on our behalf. They will contact you and where possible, a biometric check will be sent to you electronically only once your offer has been accepted.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data





- ST JAMES' SCHOOL CATCHMENT
- SOUGHT AFTER ROAD
- WALKING DISTANCE TO TWO TRAIN STATIONS
- STUNNING OPEN PLAN KITCHEN/DINER
- HOME OFFICE
- FOUR/FIVE BEDROOMS
- WITHIN CLOSE PROXIMITY TO GROSVENOR & HILBERT PARK
- WALKING DISTANCE TO GRAMMAR SCHOOLS
- EXCELLENT GARDEN
- UTILITY ROOM



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

16/01/2024, 10:23

Energy performance certificate (EPC)		
11, Ravenswood Avenue TUNBRIDGE WELLS TN22 3SD	Energy rating D	Valid until: 28 August 2025
Certificate number: 0330-2889-7686-9525-0041		
Property type		Semi-detached house
Total floor area		84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance>).