

11 Cambridge Street Tunbridge Wells TN2





11 Cambridge Street, Tunbridge Wells, TN2 4SJ.



A beautifully presented semi-detached house offering a blend of charm and style throughout, located in this most sought-after of roads in the 'Village' area of Tunbridge Wells.

Tunbridge Wells Station - 0.6 of a mile (London Bridge from 42 minutes). High Street - 0.5 of a mile. Pantiles - 0.8 of a mile. A21 (Pembury) - 2 miles. M25 (J5) - 16 miles.

(All times and distances are approximate)



The Property

The front door opens into a side hallway where there are white and grey chequerboard tiles leading to a downstairs cloakroom and the main entrance hall. At the front of the house is the main sitting room where there is a bay window, exposed wood flooring and an open fireplace with slate hearth. At the rear there is a wonderful open plan space encompassing the kitchen and dining area with the kitchen having a range of bespoke grey shaker style units with black granite worktops, a large peninsula unit and room for a selection of integrated appliances. The kitchen in turn leads through to the family dining area where there is a vaulted ceiling with sky lights ensuring the area is flooded with natural light and doors leading out to the rear garden. Also of note on the ground floor there is a staircase leading down to a useful basement which is used currently as a utility and storage area.

On the first floor there are two double bedrooms and a shower room which has been beautifully appointed with a walk in shower, marble tiled floors and walls and high quality sanitary ware.

On the top floor there are two further bedrooms, a study area and the main bathroom.

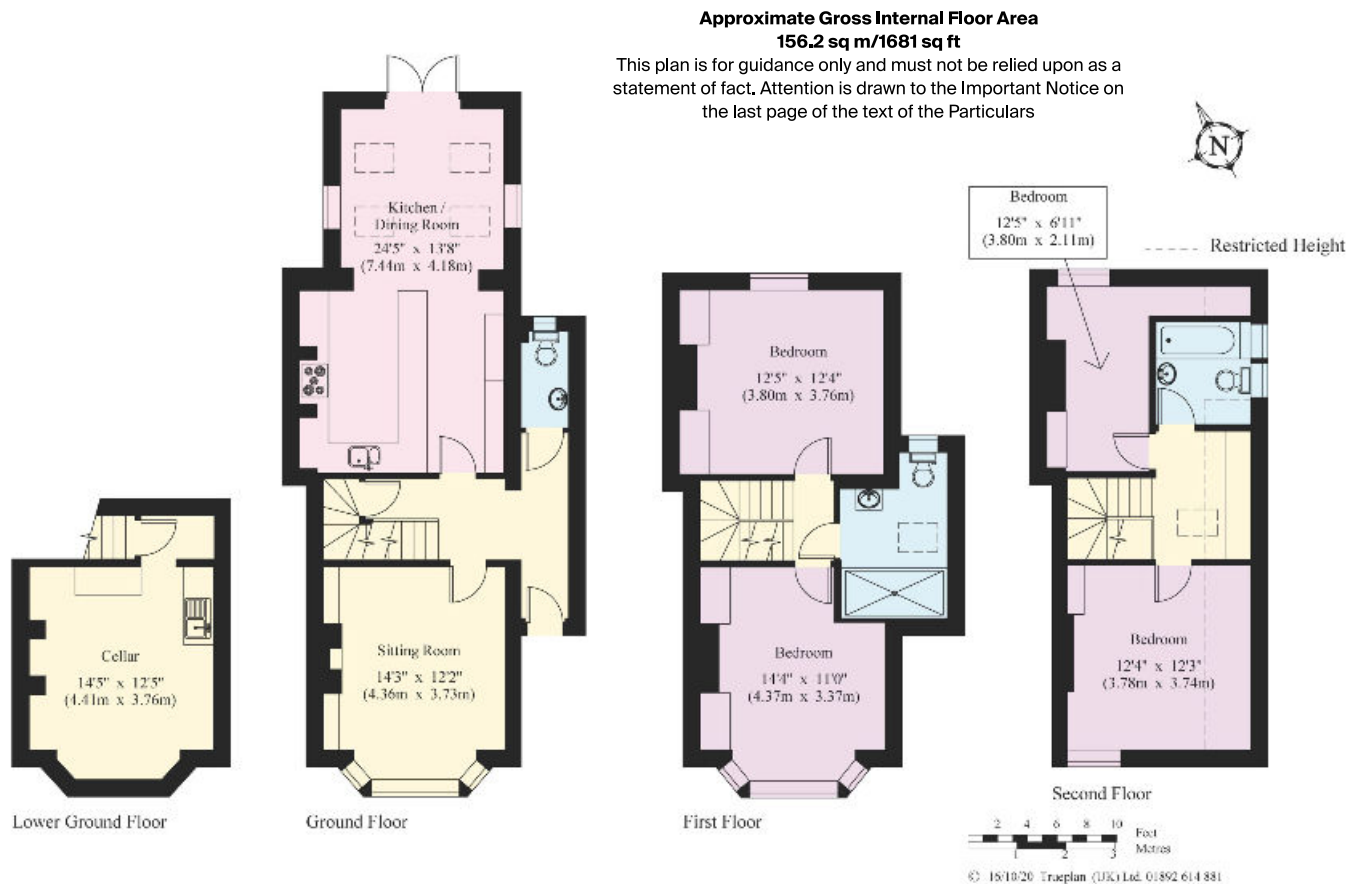
Gardens and Grounds

The house is set back from the road behind wrought iron railings. At the rear of the house there is a secluded garden which is mainly laid to lawn and leads to a large summer house with power supply, used as a gym by the current owners.



Situation

Cambridge Street is situated within easy reach of everything the town has to offer, including specialist shops, boutiques and restaurants on the High Street and Pantiles. The main line railway station is just 0.6 of a mile away and the property is ideally placed for popular Claremont and St Peters Primary Schools. Nearby parks include Calverley, The Grove and Dunorlan.



Directions (TN2 4SJ)

From Tunbridge Wells Station (Mount Pleasant Road entrance), proceed down the hill and turn left at the mini-roundabout onto Grove Hill Road. Continue up the hill and follow the road as it bends sharply to the left and becomes Prospect Road. Take the first right onto Cambridge Street where No.11 will be found on the left hand side.

Local Authority

Tunbridge Wells Borough Council. Tel: 01892 526121

Tenure

Freehold

Services

Mains water, electricity and drainage. Gas-fired central heating.

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2020. Photographs dated October 2020. Our ref: RD/xxxxx

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