



Cambridge Street, Tunbridge Wells, Kent





Offered to the open market with tremendous potential and scope, a charming semi-detached home located in this most sought-after of roads in the 'village area' of Tunbridge Wells.

Situation

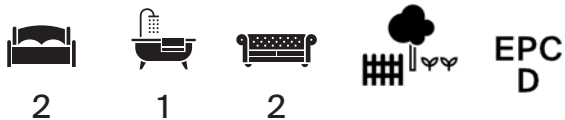
Cambridge Street is situated in the most sought-after of roads in the 'village area' of Tunbridge Wells. It is within easy reach of everything that the town has to offer, including comprehensive shopping facilities, including many major national stores in Royal Victoria Place and a wide variety of individual shops, cafes, and restaurants on the famous Pantiles and historic High Street.

The property is ideally placed for the outstanding Claremont and St Peters' Primary Schools.

Tunbridge Wells also offers excellent educational facilities within the state and private sectors, including grammar schools for boys and girls in Tunbridge Wells and Tonbridge. Nearby parks include Calverley, The Grove and Dunorlan.

Distances

Tunbridge Wells Mainline station 0.5 of a mile (London Bridge from 42 minutes), High Street 0.6 of a mile, The Pantiles 0.9 of a mile, A21 (Pembury) 2 miles. (All times and distances are approximate).







The Property

The front door opens into the hallway, which provides access to the principal living areas. To the rear of the house, there is a large open-plan kitchen and dining room with a feature fireplace and integrated storage space; a patio door in the kitchen leads out to the pretty garden. The sitting room with feature fireplace provides views out to the front of the property.

On the first floor, there are two generous-sized bedrooms with a well-appointed family bathroom.

Gardens and Grounds

To the rear of the house is a large enclosed garden mainly laid to lawn with mature hedging, trees and boxed flowers. Beyond the garden is a lovely terrace area, providing the perfect backdrop for al fresco dining and entertaining.

Directions (TN2 4SJ)

From Tunbridge Wells Station (Mount Pleasant Road entrance), proceed down the hill and turn left at the mini roundabout on to 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 on to Cambridge Street and continue along (past the bend), where the property will be on the right-hand side.

Property information

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

Local Authority Tunbridge Wells Borough Council: 01892 526121

Council Tax Band D

Tenure Freehold

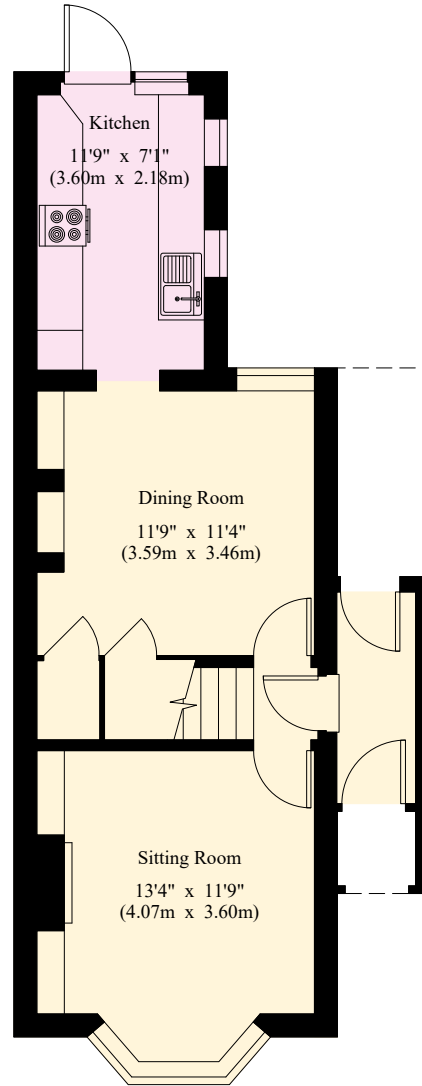
Viewings Strictly by prior appointment with Knight Frank, LLP



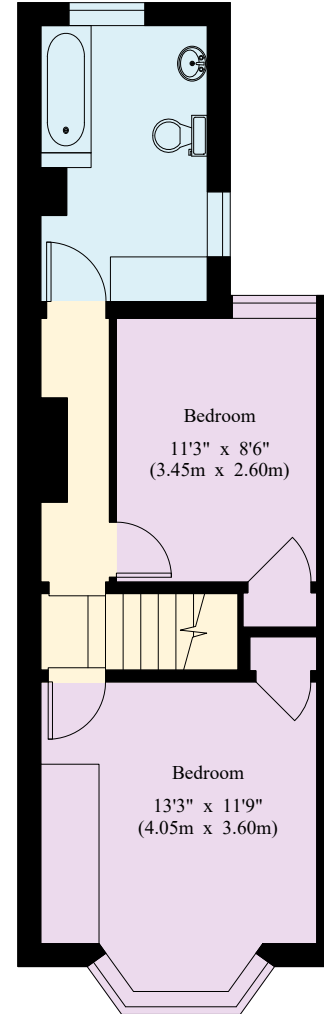
Approximate Gross Internal Floor Area

Total Area = 81.6 sq m / 878 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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