



Fairfield Avenue, Tunbridge Wells

---



A beautifully presented semi-detached family home situated in the popular St James' area of the town, just over a mile from the mainline station.

### Situation

Fairfield Avenue is approximately 1.2 miles from Tunbridge Wells mainline station, offering services to London from around 42 minutes. The historic High Street and famous Pantiles are just a short stroll from the station offering a wide array of independent boutiques, cafes and restaurants.



The property is well-placed for a number of local parks including Calverley, Dunorlan and Grosvenor and Hilbert.

Tunbridge Wells is renowned for the quality of its schooling, both in the private and state sectors. The property is ideally located for St James' Primary School with options for older children including Bennett Memorial and grammar schools for both boys and girls. Local preparatory schools include Somerhill, Rosehill, The Mead and Holmewood House with notable senior schools including Tonbridge, Sevenoaks, Benenden and Mayfield.

### Distances

Tunbridge Wells Station 1.2 miles (London from 42 minutes), High Street 1.2 miles, Pantiles 1.5 miles, A21 (Pembury) 2 miles, M25 (J5) 16 miles. (All times and distances are approximate)



3 1 2   EPC C

## The Property

A welcoming entrance hall on the ground floor leads to a good-sized sitting room at the front of the house with a characterful bay window and feature fireplace. The hallway leads on to an impressive, open-plan kitchen/dining room with plenty of space for a dining table and further seating. The kitchen itself is very well-appointed with stylish grey units and stunning solid worksurfaces. Two sets of double doors lead seamlessly out into the garden. Also to note on this floor is a downstairs w.c.

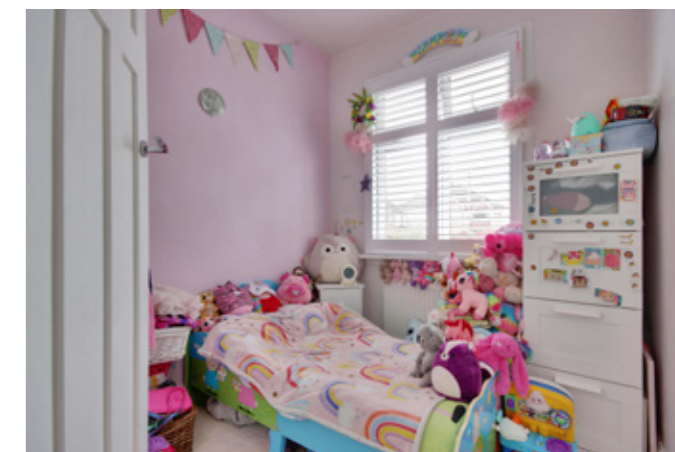
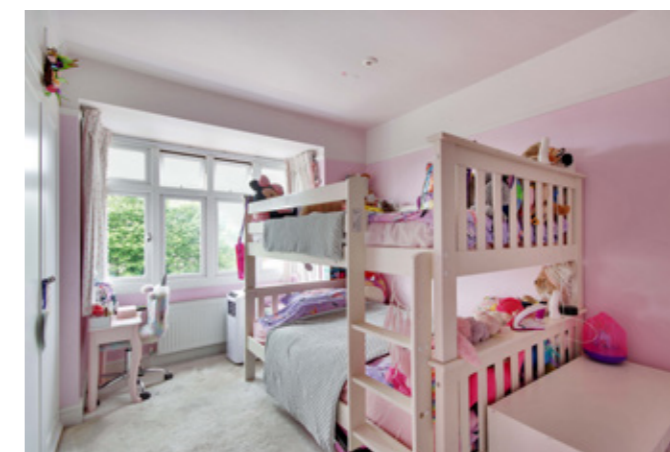
On the first floor, there are 3 bedrooms served by a family bathroom complete with bath and separate shower.

## Gardens and Grounds

The house is set back from the road with ample off-street parking on the private driveway.

The rear garden has been lovingly cared for by the current owners with an attractive patio accessed from the kitchen, ideal for alfresco entertaining in the warmer months. An expanse of lawn is bordered by trees with a further seating area at the end of the garden.

The former garage is used as a handy office/gym space by the current owners.





## Directions (TN4 3SD)

From Tunbridge Wells Station (Mount Pleasant Road), proceed up the hill and turn right at the traffic lights onto Crescent Road. At the roundabout, take the second exit onto Lansdowne Road. Turn right at the T-Junction before taking the second left onto Ferndale. After approximately 0.3 of a mile, turn left onto Hilbert Road. Continue for 0.2 of a mile before turning right onto Fairfield Avenue. No. 13 will be found on the left hand side.

## Property Information

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

**Local Authority** Tunbridge Wells Borough Council, Tel. 01892 526121

**Council Tax** Band E

**Tenure** Freehold

**Viewings** Strictly by prior appointment with Knight Frank, LLP

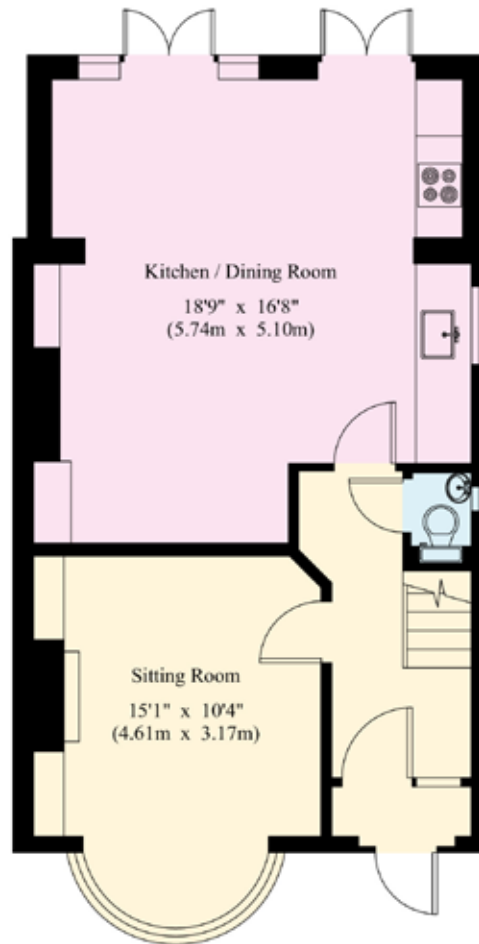


**Approximate Gross Internal Floor Area**

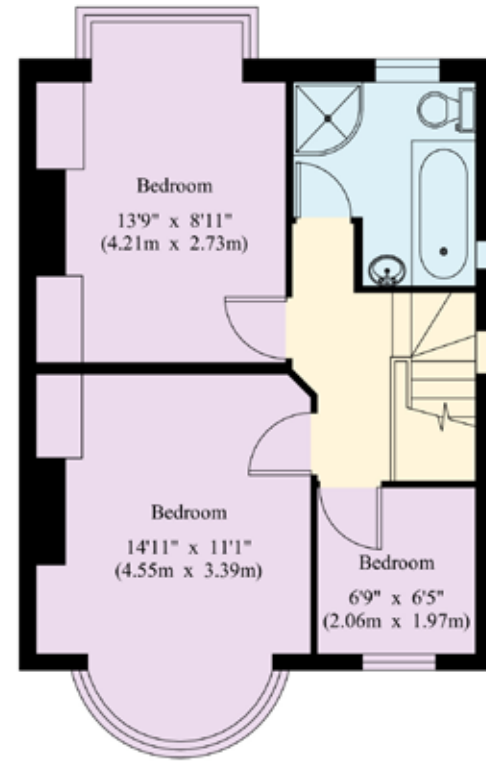
Main House = 135 sq m / 1,453 sq ft

Outbuilding = 14.6 sq m / 157 sq ft

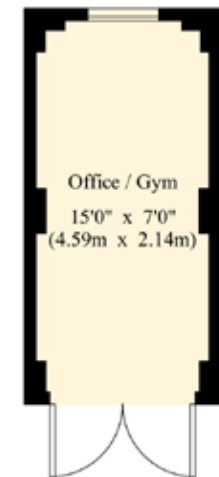
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor



**Knight Frank**  
**Tunbridge Wells**  
47 High Street  
Tunbridge Wells  
Kent TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
Ross Davies  
01892 515035  
[ross.davies@knightfrank.com](mailto:ross.davies@knightfrank.com)



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.  
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
Particulars dated [July 2024]. Photographs and videos dated [July 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.