



Wilman Road, Tunbridge Wells, Kent TN4 9AP

Guide Price £725,000 Freehold

When experience counts...

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**bracketts**



Coming to the market with NO ONWARD CHAIN and PRICED FOR MODERNISATION is this detached double fronted home located in the favoured St Johns area. Set well back from the road, with the space to create off street parking subject to the necessary consents, this house is complemented by a good sized garden with large patio, pond, and good sized area of lawn. Currently this house is informally arranged as two apartments, with a separate door to the side for the ground floor and the first floor having its own kitchen/utility room. It is considered that this house could be reconfigured to create a single dwelling. There is gated side access and lots of potential.

We recommend an early viewing.

- Detached Double Fronted
- Potential to Create Parking
- 1490sq ft / 138sq m
- 2 Reception Rooms
- Porch
- Study
- Potential 4 bedrooms
- 2 Bathrooms
- Large Garden
- No Chain







### LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

### Additional Information:

Council Tax Band: F



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Approximate Area = 1490 sq ft / 138.4 sq m

For identification only - Not to scale

