



48 Western Road, Tunbridge Wells, Kent TN1 2JQ

Guide Price £435,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Offered for sale, free of any forward chain, in a convenient location just north east of the town centre and in the catchment of St James' Primary School, this bay fronted Victorian semi-detached house has accommodation comprising; entrance lobby, two reception rooms, kitchen and on the first floor there are two bedrooms, a shower room and a separate WC with a third bedroom on the top floor with untested central heating and double glazing. The property generally requires some modernisation and updating and has been priced accordingly. It provides a splendid opportunity to acquire a home, with a southerly rear garden, in a desirable location set just 0.5 of a mile from the town centre and the Royal Victoria Place shopping mall. Within a few hundred yards there is access to the Grosvenor & Hilbert Park – one of the town's most desirable recreational areas with a playground, café and water features. The house is almost equi-distance (approx. 1.0 mile) from Tunbridge Wells' two railway stations.

- Victorian Semi-Detached House
- 2 Reception Rooms
- 3 Bedrooms
- Good Sized Kitchen
- St James' School Catchment Area
- Rear Garden with Southerly Aspect
- Considerable Potential
- No Forward Chain
- Close Proximity of Grosvenor & Hilbert Recreation Ground
- 0.5 of a Mile from the Royal Victoria Place Shopping Mall





### 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.

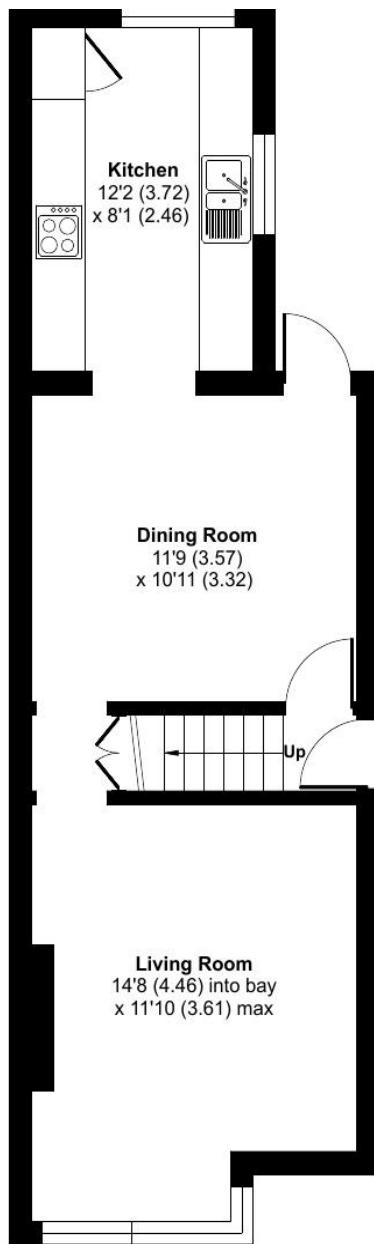
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

### Additional Information:

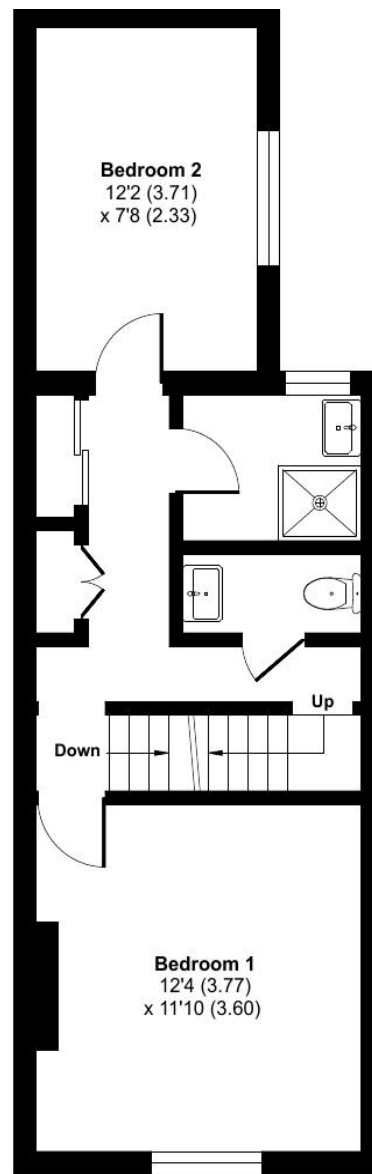
Council Tax Band: C



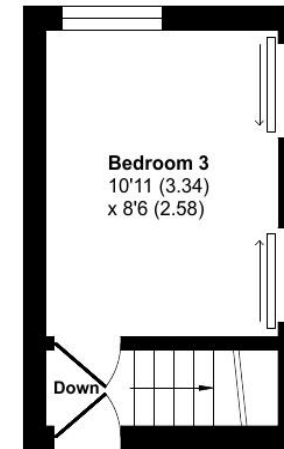
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GROUND FLOOR




FIRST FLOOR



SECOND FLOOR

Approximate Area = 985 sq ft / 91.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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