



21 Princes Street, Tunbridge Wells, Kent TN2 4SL

Guide Price £775,000 Freehold

When experience counts...

est. 1828  
**bracketts**



This attractive semi-detached, Victorian, four-storey town house, situated in popular Princes Street and within a walk of the High Street, station and local schools. The property retains much of its original charm including fireplaces, wooden floors and bay windows. The house is immaculately presented by the current owner with scope to further convert and extend (subject to Planning Permission). The kitchen and dining room are located at the back of the house with a fireplace in the dining room and a door leading to the patio area of the garden. The sitting room has a large pretty bay window with colonial shutters and a Victorian-style fireplace. From the hall there are stairs leading to the basement which currently has storage, a WC and separate shower room. There are also stairs from the hall to the first floor with the principal bedroom having a bay window to the front, colonial shutters and wooden floor. There is a second double bedroom with views over the garden and beyond. On the top floor, bedroom 3 shares the space with an en suite bathroom. The property has a courtyard garden to the front with attractive railings enhancing the character of the house. Side access takes you to the rear garden which is fenced and mainly laid to lawn with a patio ideal for a table. There is a large shed situated towards the end of the garden.

- Attractive Semi Detached Victorian Villa
- 3 Bedrooms
- Arranged over 4 Floors
- Desirable Location
- 2 Bathrooms
- Separate WC
- Retaining Many Character Features
- Close to the Station and Local Schools
- Rear Garden with Large Shed
- Council Tax Band: E





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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. 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.

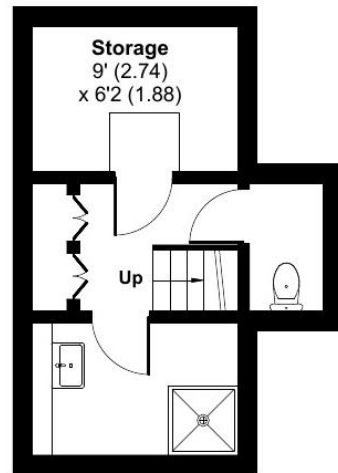
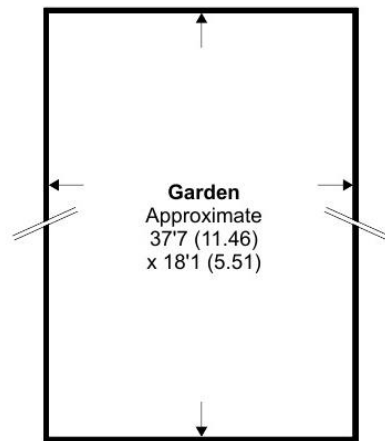
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.



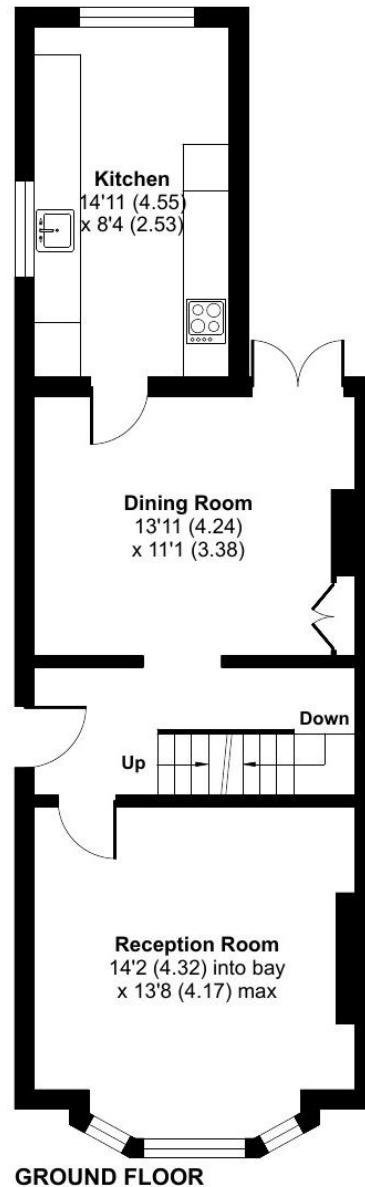
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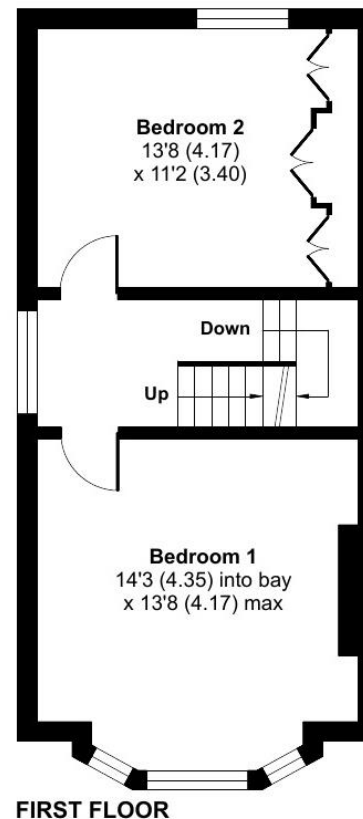
Approximate Area = 1322 sq ft / 122.8 sq m  
 Limited Use Area(s) = 20 sq ft / 1.9 sq m  
 Total = 1342 sq ft / 124.7 sq m  
 For identification only - Not to scale



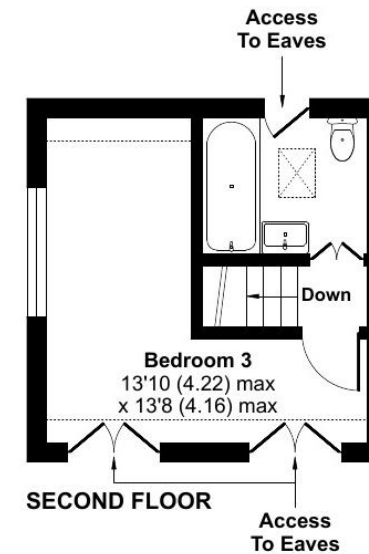
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       |         |           |
| <b>A</b>                                    |         |           |
| (81-91)                                     |         |           |
| <b>B</b>                                    |         |           |
| (69-80)                                     |         |           |
| <b>C</b>                                    |         | 76        |
| (55-68)                                     |         |           |
| <b>D</b>                                    |         |           |
| (39-54)                                     |         |           |
| <b>E</b>                                    | 46      |           |
| (21-38)                                     |         |           |
| <b>F</b>                                    |         |           |
| (1-20)                                      |         |           |
| <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| WWW.EPC4U.COM                               |         |           |