

ST. JOHNS ROAD
TUNBRIDGE WELLS - OFFERS IN EXCESS OF £800,000



208 St. Johns Road

Tunbridge Wells, TN4 9XD

**Entrance Hall - Sitting Room - Open Plan Kitchen/ Dining Room -
Conservatory - Utility Room - Cloakroom - Four/ Five Bedrooms
- Bathroom - Large Rear Gardens - Driveway Parking**

This charming home is set back from the road behind its spacious front garden and driveway. The front door opens into a spacious entrance hall with stairs leading you to the first floor and useful fitted storage beneath. On your right is a reception room, currently used as a double bedroom with window to the front. Back to the entrance hall and a door to your left opens into the spacious living room with pretty bay window, striped wooden flooring and feature fireplace. Twin glazed doors open into the kitchen/diner. The kitchen offers ample storage with floor and wall cabinets, complimented by smart granite work surfaces, combining a useful breakfast bar. Fitted in the kitchen is a dishwasher, fan oven and grill, four-ring gas hob with extractor and sink with drainer positioned beneath the rear window. The dining area allows space for a large table and chairs with doors opening onto the conservatory which in turn, leads onto the garden. Completing the ground floor is the useful utility with space for washing machine and tumble dryer and also has a second sink. There is a downstairs cloakroom and a side door giving garden access. On the first floor, accessed from the spacious landing are three double bedrooms and a single bedroom. There is a family bathroom with bath, stand-alone shower and wash basin. Adjacent to the bathroom is a separate W.C. Outside there are two patio areas for entertaining/dining with expansive lawn and useful shed. A gate at the bottom gives direct access to the private playing fields behind, with only a select few houses having this luxury. There is access to the side of the house leading you to the front where there is driveway parking.

ENTRANCE HALL:

Laminate flooring, staircase to first floor and useful under stairs fitted storage.

RECEPTION ROOM/BEDROOM

Ideal home study or double bedroom as currently used by present owners. Wide window to front and with carpeted floors.

LIVING ROOM:

Spacious room with striped wooden floorboards and bay window drawing in



lots of natural light. Feature fireplace and twin glazed doors opening to kitchen/diner.

KITCHEN/DINING ROOM:

Laminate flooring and space for good sized table and chairs. Kitchen with white gloss wall and floor cabinets and granite worktops incorporating breakfast bar. Integrated fan oven, grill, dishwasher and four-ring gas hob. Wash basin with drainer beneath windows overlooking rear garden. Smart subway style wall tiles and tall radiator.

UTILITY ROOM:

Further work surfaces and storage. Space for washing machine and tumble dryer. Second sink/drainage and side door leading to garden.

CLOAKROOM:

Part tiled. WC, wash basin, radiator and frosted window for ventilation.

CONSERVATORY:

Useful further reception room with tiled floor, views onto and double doors onto the garden.

LANDING:

Split landing with access on your right to single bedroom. On your left the landing provides access to further three bedrooms, family bathroom and WC.

BEDROOM:

Master bedroom with bay fronted window, charming striped wooden flooring. Space for large double bed and further bedroom furniture.

BEDROOM:

Good sized double bedroom with cream carpets, views over the garden and plenty of space for a double bed and furniture.

BEDROOM:

L-Shaped double bedroom at front of the house with cream carpets, wide window and space for bedroom furniture.

BEDROOM:

Single bedroom with hand built fitted single bed, striped wooden floors and wide window to side. Ideal home study.



BATHROOM:

Full sized bath with mixer tap, stand alone walk-in shower, wash basin, frosted window, velux window and Lino flooring.

CLOAKROOM:

WC with tiled effect flooring and frosted window.

OUTSIDE FRONT:

Lawned front garden with mature shrubs and trees. Tarmac driveway with parking for several vehicles. Gated side access to rear garden.

OUTSIDE REAR:

Large lawned garden with path to the side leading you to the rear. Two patios, one from the conservatory and one at the rear of the garden. Garden shed and direct gated access to private playing fields behind.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas central heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



Sales, Lettings, Land & New Homes



124 London Road, Tunbridge Wells,
Kent, TN4 0PL

Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Approx. Gross Internal Area
1866 sq. ft / 173.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.