



ST. JOHNS ROAD  
TUNBRIDGE WELLS - £1,195,000



# 210 St. Johns Road

Tunbridge Wells, TN4 9XD

**Entrance Hall - Study - Sitting Room - Kitchen/Dining Room - Utility Room - Six Bedrooms (One En-Suite) - Family Bathroom - Shower Room - Lovely Garden**

This beautiful 1930's family home is brimming with character and kerb appeal throughout. The property has been subject to significant re-modeling and extensions in recent years. Set back from the road behind a neat front wall with five bar gate and smart block paved driveway, is the substantial family home. You step into a spacious and welcoming entrance hall with attractive wood effect flooring and fitted under stairs storage. At the front of the house is a living room and study. The living room is a generous size with a bay window filling the room with natural light, wood effect flooring and attractive electric fire making a great, more formal reception area. With space for two desks, the study is a good size and enjoys wood effect flooring and a window to both the side and front. Completing the ground floor is the wonderful, fully open plan kitchen/dining/living room. Extended significantly by the present owners, it's a fantastic room and perfect for entertaining. The kitchen sits to one side, offering separation whilst flowing nicely into the living and dining areas. The handmade kitchen offers ample fitted cabinets, Quartz worksurfaces, range oven, fitted dishwasher and one and half sink. A large island separates the kitchen from the living/dining area and has space for four breakfast bar stools and includes a fitted boiling water tap. There is space for a large table and chairs along sofas and further furniture. Bi-fold doors open the living/dining area seamlessly onto the garden beyond. Completing the ground floor is the useful utility room with space for washing machine and tumble dryer, a separate WC along with access to the garden. A turning staircase from the entrance hall takes you to the first floor landing with doors leading to each of the rooms. There are four double bedrooms along with a single bedroom, each offering flexibility for alternative uses such as home office etc. The five bedrooms are served by a bathroom and a shower room. A second set of stairs take you to the second floor where the fantastic master suite is found.





Immaculately finished, the master bedroom is filled with light from its multiple Velux windows which have useful fitted blinds. A Velux opening Balcony is a welcoming addition and a perfect spot for taking in the elevated views it has to offer. Cleverly designed, the bedroom has a discreet dressing area with ample space for hanging clothes. An en-suite serves the master bedroom and again has been finished to a high standard with a wide walk in power shower, WC, wash basin, Velux window, heated towel rail and smart mosaic style flooring. Outside, the garden is a perfect space for those with children. A spacious patio leads onto the large, flat lawn with separate seating areas allowing the sun to be captured at different times of the day. Furthermore, the garden has plenty of mature plants, a hot/cold tap, outdoor lighting and power along with secure, gated side access. At the front of the house is the generous, block paved and gated driveway.

Covered entrance porch with light, composite front door with windows into entrance hall.

**ENTRANCE HALL:**

Spacious, wood effect flooring, turning staircase, under stairs fitted storage, radiator.

**STUDY:**

Dual aspect, wood effect flooring, space for two desks, radiator, boiler room with storage.

**SITTING ROOM:**

Bay window, wood effect flooring, electric fire with wooden surround, light and airy, space for large sofas and further furniture, two radiators.

**KITCHEN/DINING ROOM/FAMILY ROOM:**

Wide window overlooking the garden, luxury vinyl flooring, handmade kitchen, ample wooden cabinetry with Quartz worktops, one and a half sink with hot/cold tap, range oven with five ring induction hob and extractor, integrated dishwasher, spotlights. Large island with further cabinetry and large Quartz worktop, boiling water tap, suspended pendant lighting. Space for large table and chairs, space for sofas/armchairs, Bi-fold doors to garden, two radiators, light and airy.

**UTILITY ROOM:**

Frosted window, space and plumbing for washing machine and tumble dryer, lino flooring, door to garden, access to downstairs cloakroom.

Turning staircase with carpet runner to first floor landing.

**BEDROOM:**

A double room, two letter box windows, carpeted, radiator.

**BEDROOM:**

Two windows overlooking the garden, two fitted eaves storage, space for double bed, carpeted, radiator.

**BEDROOM:**

A double room, two letter box style windows, space for bedroom furniture, carpeted, radiator.

**BEDROOM:**

A spacious double, formally the master bedroom, bay window, space for bedroom furniture, space for a desk, carpeted, radiator.

**BEDROOM:**

A single room, wide window, space for bedroom furniture, large walk in eaves storage with light, carpeted, radiator.

**BATHROOM:**

Mosaic style flooring, fully tiled walls, WC, wash basin, bath with shower over, mirrored cabinet, extractor fan, chrome heated towel rail.

**SHOWER ROOM:**

Mosaic style flooring, wide walk in shower, WC, wash basin with storage beneath, chrome heated towel rail, extractor fan.

Carpeted turning staircase with tall window to master suite.

**MASTER BEDROOM:**

A double room, dual aspect with Velux windows and fitted blinds, two fitted discreet wardrobe/dressing areas, Velux opening balcony with blind, carpeted, radiator.

**EN-SUITE:**

Velux window, wide walk in power shower, WC, wash basin with storage beneath, chrome heated towel rail, LED mirrored cabinet, spotlights, mosaic style flooring.



**OUTSIDE FRONT:**

Large block paved driveway, space for four cars, electric point for EV charger, established flower beds, five bar gate for security, security lighting.

**OUTSIDE REAR:**

Indian sandstone patio with space for large table and chairs, outdoor lighting, two separate outside cold and hot water taps, power points, brick build store with power and lighting, two sheds, large lawn, further patio seating area, mature trees, apple tree, shrubs, plants and established flower beds, sunny East facing garden, secure gated side access with security lighting.

**SITUATION:**

The property is located on St. Johns Road, to the north of Royal Tunbridge Wells. The property is ideally located for access for both primary schools and many of the highly regarded secondary schools in the area, including Bennett Memorial, TWGGS, Skinner's The Boys Grammar School and St Gregory's. The property is approximately 1 mile distant from Tunbridge Wells town centre where there are extensive shopping facilities including the Royal Victoria Shopping Mall and the Calverley Road Precinct. There is a choice of mainline stations at either Tunbridge Wells or High Brooms, both offering fast and frequent services to London & the South Coast. The Centaur commuter bus also stops just outside the house for travelling into London. Nearby recreational facilities include the St. Johns Park, Tunbridge Wells Sports & Indoor Tennis Centre is very close by which offers a swimming pool and gym, whilst out of town facilities include golf, rugby, tennis and cricket clubs and the Knights Park Retail and Leisure Centre.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

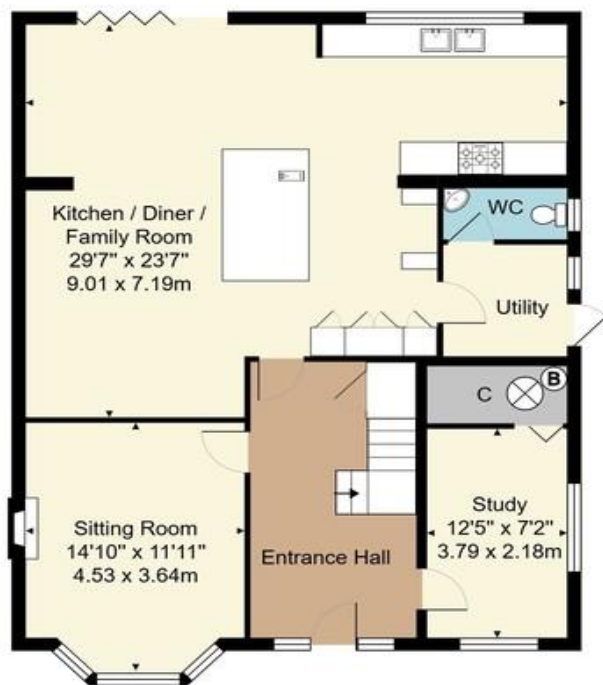
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

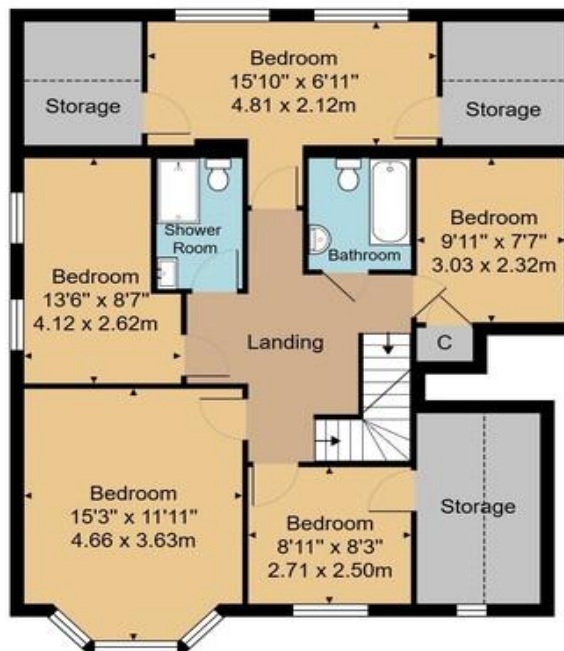
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

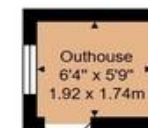




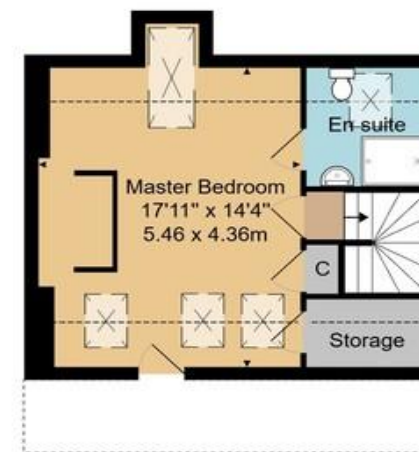
**Ground Floor**



**First Floor**



Area: 36 ft<sup>2</sup> ... 3.3 m<sup>2</sup>



**Second Floor**

House Approx. Gross Internal Area 2488 sq. ft / 231.4 sq. m  
(Includes Storage, Excludes Outbuilding)

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.



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.

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