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**KMJProperty**
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North Farm Road, Tunbridge Wells

Guide Price £435,000

6 2 2



For sale via modern method of auction.

Built around the 1900s and offered to the market for the first time since the late 1960s, this lovingly cared-for mid-terrace property is brimming with character and potential. The exterior immediately captures the eye, with a quaint front garden and Victorian geometric tiling leading to a sheltered porch. Stained glass windows on either side of the front door add charm and warmth, hinting at the character within.

Stepping inside, you are welcomed by a spacious entrance hallway with beautiful high ceilings, which flows to the staircase and a hallway leading to the second reception room. To your left, the first reception room is bright and airy, flooded with natural light from a large bay window. A feature fireplace serves as a striking focal point, offering the ideal space for a living room full of character.

Back in the entrance hall, the second reception room presents a versatile space, perfect as a dining room, second living area, or even a downstairs bedroom to suit modern family living arrangements. At the end of the hall, the kitchen is incredibly spacious and full of potential. Off the kitchen, a useful utility area with a downstairs WC provides convenient access to the west-facing rear garden, offering a blank canvas for landscaping and outdoor living.

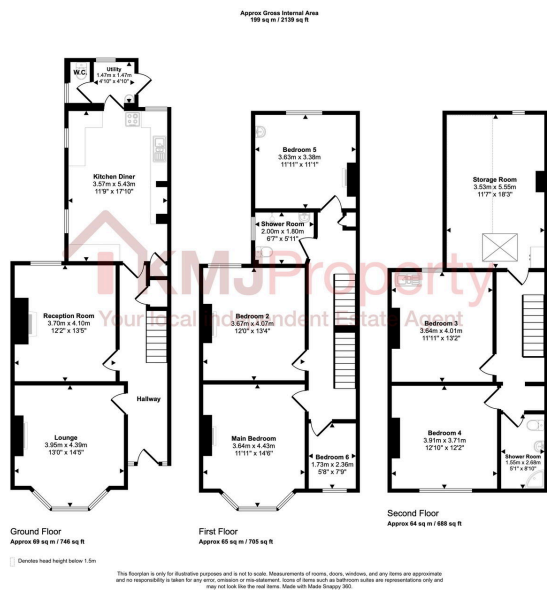
Moving to the first floor, a spacious landing leads to three well-proportioned double bedrooms, each featuring period fireplaces, alongside a smaller versatile room ideal for a home office or nursery. The first floor is completed by a wet-room style bathroom.

The second floor continues to impress with two further double bedrooms, one overlooking the rear garden and one with far reaching views. This floor also includes a shower room and ample storage, with potential to convert part of the space into a seventh bedroom.

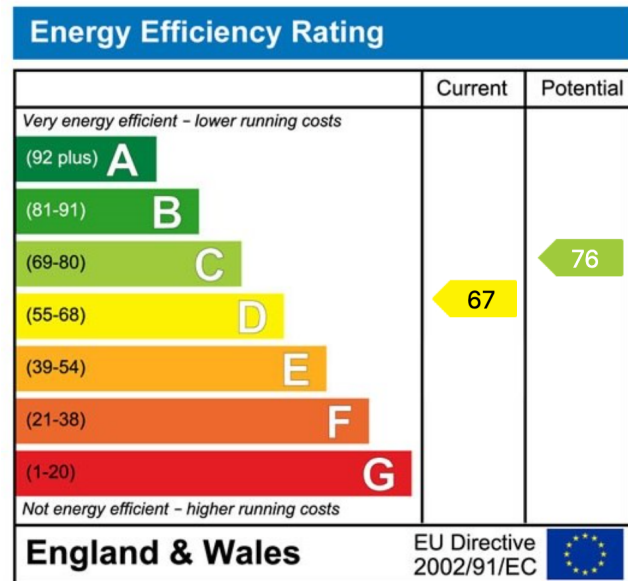
The property is fully fitted with double-glazed uPVC windows. It offers enormous scope for modernisation and design, perfect for a family wishing to put their own stamp on a home or for a potential HMO configuration (subject to normal planning constraints).

Location is a key advantage. High Brooms Railway Station is virtually on the doorstep, just 50 yards away, providing immediate commuter access. Tunbridge Wells town centre and Royal Victoria Place are only 1.3 miles away, approximately a 6-minute drive. Families will appreciate the





- Project Property
- Mid Terrace Family Home
- West Facing Rear Garden
- 50 Yards from High Brooms Station
- EPC: D
- 6 Bedrooms with Scope for a 7th (STP)
- Brimming with Potential
- Period Charm
- Potential for HMO Configuration
- Council Tax Band: D



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