



**31 Stone Street**  
Tunbridge Wells, Kent

A charming and well-presented home situated on a quiet no through road in the favoured St James area within walking distance of the town centre and station, and with a private rear garden. EPC rating of 'C'.

## Guide price £340,000-£350,000 Freehold

### Situation:

The property is situated in a desirable and quiet location, within a short walk of the town centre and mainline railway station. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools.

For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within proximity and links with the M25.

### Description:

This well presented and charming period home is ideal for first time buyers, investors, and downsizers alike. The property also benefits from an EPC rating of 'C'.

Arranged over two floors the accommodation includes, on the ground floor; a well-proportioned living room with attractive wood flooring and feature exposed brick chimney breast housing a wood burner with tile hearth; a good-sized dining room again with attractive wood flooring with open understairs recess providing an ideal space for home working and useful fitted storage cupboards adjacent to the chimney breast; a rear lobby with skylight providing a good deal of natural light; a kitchen with a wide range of Shaker style wall and base units, complementary work surfaces, attractive tile splashbacks, sink with mixer tap over, double oven, 4 ring hob with stainless steel extractor, plumbing for both a dishwasher and washing machine, and space for a full size fridge/freezer; and a bathroom featuring large walk in shower, low level w/c, wash basin with mixer tap over and storage beneath, and stainless steel heated towel rail.

On the first floor is a landing and two good-sized double bedrooms, both with fitted storage cupboards.

To the front of the property is a low maintenance garden laid to shingle and bordered by a low-lying brick wall and wrought iron gate, and to the rear is a pretty, private garden mainly laid to artificial lawn, a patio area ideal of outdoor entertaining, and a shed.

### Current EPC Rating: C

**Services:** Mains water and electricity

**Local Authority:** Tunbridge Wells Borough Council

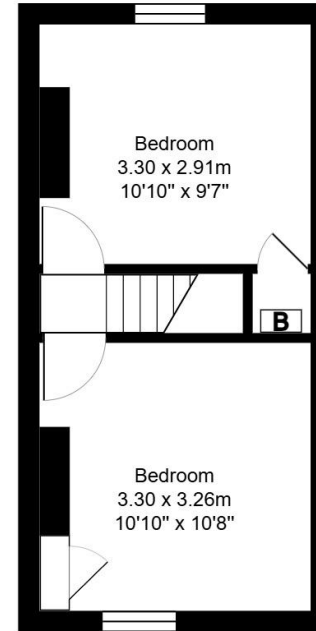
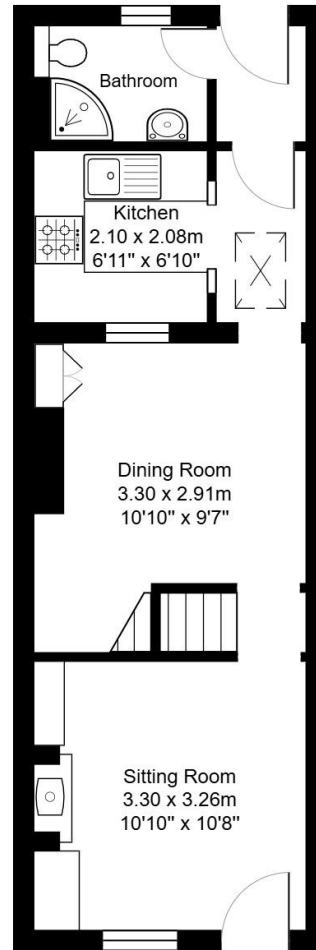
**Council tax band:** C

**Property address:** TN1 2QU



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Ground Floor  
Area: 36.2 m<sup>2</sup> ... 390 ft<sup>2</sup>

First Floor  
Area: 23.5 m<sup>2</sup> ... 253 ft<sup>2</sup>

**Total Area: 59.7 m<sup>2</sup> ... 643 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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