



ST. JOHNS ROAD

TUNBRIDGE WELLS - GUIDE PRICE £625,000 - £650,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

315 St. Johns Road, Tunbridge Wells, TN4 9XE

Entrance Hall - Kitchen - Ground Floor WC - Sitting Room
- Dining Room - Four Bedrooms - Family Bathroom -
Separate WC - Garden

Offered to the market with no onward chain, this attractive 1930s four-bedroom semi-detached home is located within the desirable St Johns area, close to highly regarded primary and secondary schools, local amenities and transport connections.

Requiring updating and modernisation, the property presents an excellent opportunity for buyers looking to create a family home tailored to their own tastes and requirements. The accommodation is well balanced, comprising two reception rooms, a spacious kitchen with walk-in pantry, ground floor cloakroom, four bedrooms, family bathroom and separate WC.

Externally, the property benefits from an integral garage, block-paved driveway and front garden, whilst the rear garden enjoys a patio area, mature planting, pond and useful shed.

ENTRANCE PORCH:

Brick-built entrance porch with front door featuring Crittall-style glazed inserts and matching glazed side panels.

ENTRANCE HALL:

Carpeted hallway with coir entrance mat, radiator, staircase rising to the first floor, two understairs storage cupboards and smoke alarm.

KITCHEN:

Fitted with a range of high and low-level units complemented by contrasting work surfaces and tiled splashbacks. Features include a one-and-a-half bowl aluminium sink with drainer, double oven, gas hob with extractor hood above, and space for both a washing machine and dishwasher. Double-glazed window overlooking the rear garden, space for a breakfast table and a walk-in pantry with shelving and room for a fridge/freezer. Door leading to the rear lobby with access to the garden.

GROUND FLOOR WC:

Fitted with a WC, wall-mounted wash hand basin, radiator and rear-facing window. Tiled floor and walls.



SITTING ROOM:

Generous reception room with French doors opening onto the rear garden. Feature fireplace with stone surround, hearth and wooden mantel, two radiators and fitted carpet.

DINING ROOM:

Bright front-facing reception room with large double-glazed bay window. Offering ample space for a substantial dining table and additional furniture, with two radiators and fitted carpet.

FIRST FLOOR LANDING:

Carpeted landing with loft access, side-facing window, radiator, airing cupboard housing the hot water tank with shelving, and a further large storage cupboard above the stairs.

BEDROOM:

Spacious double bedroom with front-facing double-glazed bay window. Two built-in wardrobes with hanging space and overhead storage cupboards, radiator and space for additional bedroom furniture.

BEDROOM:

Well-proportioned double bedroom overlooking the rear garden with double-glazed window, two built-in wardrobes with overhead storage, radiator and fitted carpet.

BEDROOM/STUDY:

Front-facing room with attractive oriel-style double-glazed window, radiator and fitted carpet. Suitable as a bedroom, nursery or home office.

BEDROOM:

Single bedroom with front-facing double-glazed window, radiator, fitted carpet and space for a bed and bedroom furniture.

FAMILY BATHROOM:

Comprising a bath with Aqualisa shower over, vanity unit with inset wash hand basin and mixer tap. Finished with vinyl flooring, tiled walls and a rear-facing double-glazed window.

SEPARATE WC:

Fitted with a low-level WC, radiator, vinyl flooring and obscure glazed side window.



FRONT GARDEN:

Block-paved driveway providing off-road parking, bordered by a low brick wall with lawned garden and mature shrub borders.

REAR GARDEN:

Enclosed rear garden with patio seating area, lawn, mature shrub and tree borders, pond, garden shed and outside tap. Side access leads to the integral garage.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Southborough
01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

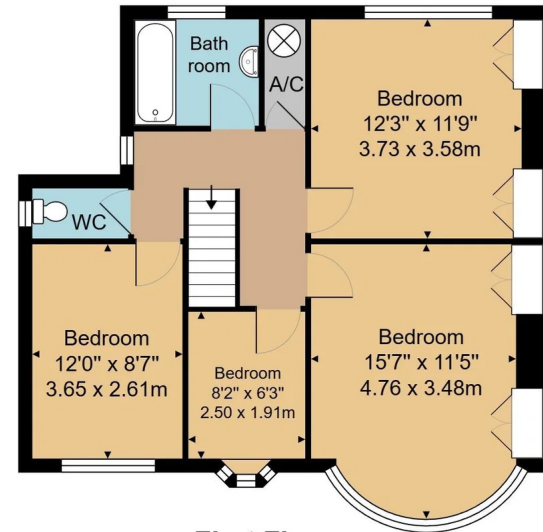
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

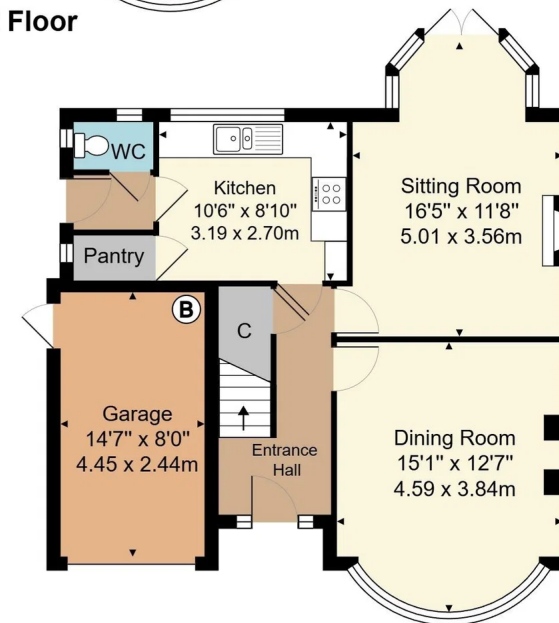
- www.gov.uk

Services - Mains Water, Gas Electricity & Drainage

Heating - Gas Central Heating



First Floor



Ground Floor

Approx. Gross Internal Area
1379 ft² ... 128.1 m²
(Incl. Garage)

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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