



ST. JAMES PARK

TUNBRIDGE WELLS - GUIDE PRICE £675,000 - £700,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

29 St. James Park, Tunbridge Wells, TN1 2LG

Entrance Hallway - Dining Room - Lounge With Cast Iron Wood Burner - Kitchen/Breakfast Room - First Floor Landing - Two Bedrooms - Family Bathroom - Separate WC - Second Floor Landing - Bedroom - Front Garden With Off Road Parking For Up To Two Vehicles - Good Sized Rear Garden - Summer House/Home Office/Hobby Room/Gym

Located on a popular St. James residential road in a quiet but convenient location and offering excellent access to the town centre, a three bedroom, three storey, halls adjoining period property with two off road parking spaces to the front and a surprisingly large and well stocked rear garden to the rear. The garden ultimately backs onto woodland and allotments at the rear and has an especially pleasing ambience and sunny aspect given its central location. Offering exceptional versatility, the property could be readily reconfigured to provide four bedrooms by dividing the existing middle bedroom to create a fourth bedroom and bathroom, whilst converting the current family bathroom into a generous double bedroom. Beyond its existing accommodation, the property presents a rare opportunity to significantly enhance the living space. Subject to the necessary planning permissions and consents being obtainable, there is excellent scope to utilise the sizeable loft space to create further accommodation, together with the potential for a substantial side-return extension, resulting in a significantly larger ground-floor footprint and an exceptional family home tailored to a purchaser's individual requirements. The house is maintained to a high standard with a number of period features and offers good access to two main line railway stations, a number of highly regarded schools and the recently refurbished Grosvenor & Hilbert Park.

Access is via a partially glazed door with two inset opaque glass panels leading to:

ENTRANCE HALLWAY:

Engineered, oiled oak flooring, radiator, stairs leading to the first floor. Door leading to lounge and dining room.

DINING ROOM:

Engineered, oiled oak flooring, radiator. Door to understairs cupboard. Double glazed window to the rear. Fitted cupboard to one side of the former fireplace with areas of fitted shelving. Georgian style fully glazed door leading to the kitchen/breakfast room. The dining room is open to:



KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units and a complementary work surface. Space for freestanding fridge/freezer, washing machine, tumble dryer and dishwasher. Space for a freestanding Rangemaster gas oven with feature extractor hood over. Inset single bowl stainless steel sink with mixer tap over. Wood effect flooring, areas of metro style tiling. Feature recess, inset spotlights to the ceiling. Double glazed window to side, double glazed French doors to the rear garden and two double glazed windows to the rear, one to either side of the French doors.

FIRST FLOOR LANDING:

Carpeted, radiator, stairs leading to the second floor. Door to understairs storage cupboard. Doors leading to:

BATHROOM:

Fitted with a corner shower cubicle with single head shower and fitted glass screen, roll top bath with mixer tap over and single head shower attachment, low level WC, feature wash hand basin with tiled splashback. Exposed pine floorboards, feature recess. Shallow storage cupboard to one side of the chimney breast, inset spotlights to the ceiling, extractor fan, radiator. Double glazed window to the rear with fitted blind.

WC:

Low level WC, wall mounted wash hand basin with tiled splashback, radiator, areas of exposed pine floorboards. Opaque sash window to the side.

BEDROOM:

Carpeted, radiator, double glazed sash window to the rear with fitted Roman blind.

BEDROOM:

Carpeted, radiator, fitted wall safe, two sets of double glazed sash windows to the front.

SECOND FLOOR LANDING:

Carpeted, study area with space for a small desk and chair, Velux window. Door leading to:

BEDROOM:

Carpeted, radiator, doors leading to good sized front eaves and rear loft storage areas. Velux windows to both front and rear each with fitted blinds and areas of sloping ceiling.



OUTSIDE FRONT:

The property has low maintenance front gardens effectively set to herringbone brick with off road parking for up to two vehicles. There is a feature late flowering cherry tree and a path leading to a gate which leads to the rear garden.

OUTSIDE REAR:

The rear gardens are a central part of this property - being particularly attractive and good in length and backing onto areas of woodland and allotments to the rear. Both create a beautiful ambience, most unlike many more central Tunbridge Wells properties. Tarmac area to the side of the property leading to the side gate with good storage space, external tap. There is a gravel bed to the immediate rear of the property with stepping stones and beds housing a number of shrubs and flowering bulbs. Raised patio area. The principal garden itself is long and set to lawn with shrub beddings and wooden fencing. There is a further attractive raised patio area to the rear affording further excellent space for garden furniture and for entertaining. Additional steps lead to a Summer House to the rear of the garden, positioned to take full advantage of the afternoon sun.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

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 Fired 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.



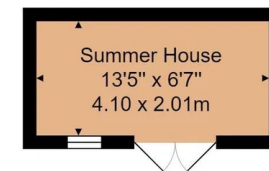
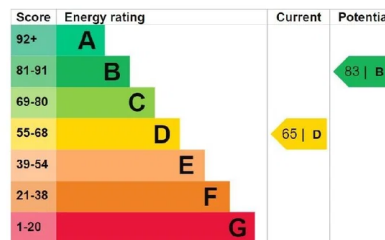
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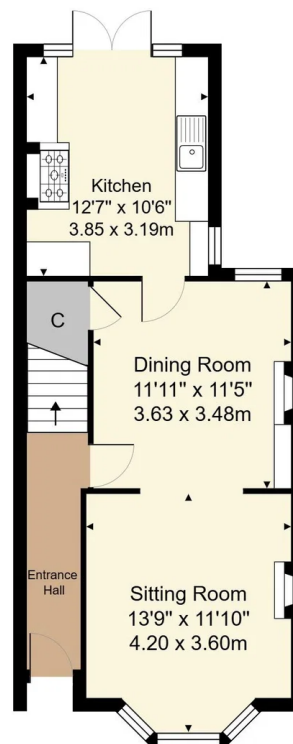
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

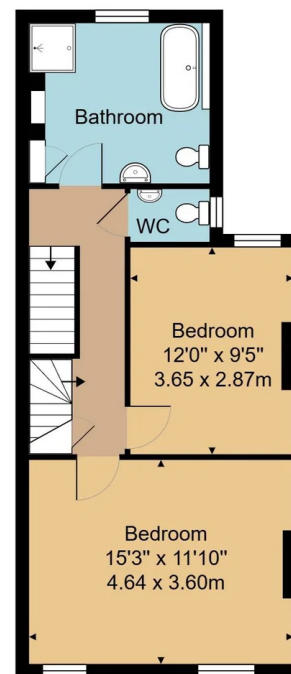
www.woodandpilcher.co.uk



Outbuilding



Ground Floor



First Floor



Second Floor

House Approx. Gross Internal Area 1215 sq. ft / 112.8 sq. m
Outbuilding Approx. Internal Area 89 sq. ft / 8.2 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.