# 195 St John`s Road, Tunbridge Wells


BREAD

# 195 St John`s Road, Tunbridge Wells TN4 9UU

*Spacious bright 4-bedroom family home with garage and off street parking in sought after location*

**Accommodation Summary**

- Semi-detached house (built 1960s)
- 4 bedrooms, 1 en-suite
- Dining room
- Kitchen/breakfast room
- Living room/home office
- First floor shower room and en-suite bathroom, ground floor cloakroom
- West facing garden
- Garage and off-street parking for up to 4 vehicles
- Close to popular schools
- Walking distance of mainline station, sports centre and town centre


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This fabulous family home has a layout and flow that is ideal for family life, and is perfectly located close to first class schools, fast rail connections to central London, and easy access to the M25.

Set back from the road by a low wall with mature planting above screening it from the road an expanse of lawn fronts the house with gated rear garden access to the side.

An enclosed porch, with space for coats and shoes, welcomes you in and opens into the bright hallway with a useful guest cloakroom and under stair storage, to keep the space clutter free.

To the left is the spacious living room which is flooded with light from its double aspect windows. There is plenty of room for large sofas and the glazed sliding doors at the rear can lie open in the warmer months extending the living space onto the garden terrace. An exposed brick fireplace adds character, and the open plan aspect of the room makes it a very versatile space with the rear part perfect for home working or a children`s play area.

Returning to the hallway on the right is the dining room, conveniently placed next to the kitchen. It gives you excellent entertaining space when the need arises but is also perfect for family dining and its generous proportions offer a seating area beside the shuttered window too.

At the rear is the eat in kitchen, with room for a table and chairs for informal dining or your morning coffee. It delivers wonderful cooking facilities with plenty of cupboards providing ample storage space topped with contrasting granite countertops. There are integrated appliances such as a Neff oven and grill and dishwasher and space and plumbing for additional appliances. The sink is placed under one of the windows overlooking the pretty garden and a part glazed door leads out into the garden.

Climbing the stairs to the first floor there are four bedrooms, three of which are doubles, and all with large windows bring in lots of natural light.

The principal bedroom has an en-suite bathroom with a separate shower cubicle and there is a further modern shower room with a walk in shower enclosure.

Outside the beautiful west facing garden is fully enclosed making it a safe sanctuary for pets and children and is a visual delight with stocked flowed beds and a variety of colourful shrubs and trees. Bamboo offers privacy and a terrace at the rear of the house has a covered pergola for summer shade. It has a shed, a detached garage, a fenced area which could be used as additional off road parking and double gates in front of the block brick driveway beside the garage that offer easy access into the neighbouring residential street behind with a further two allocated parking spaces.

This fabulous home delivers a family friendly style of living in a sought-after location making it perfect for families with professional needs. A must see!





**Dining Room**: front aspect double glazed window with shutters, wooden effect flooring, radiators.

**Kitchen/Breakfast Room**: rear aspect double glazed windows, side aspect part glazed door, stainless steel 1 ¼ sink with mixer tap, eye and base level units, one wall unit housing the Worcester boiler, larder cupboards, pull out bins, tall housing unit with integrated Neff oven and grill, space for an American style fridge/freezer, granite countertops, integrated Neff dishwasher, under counter cupboard space with plumbing for additional appliances, 5 ring Neff hob, stainless steel extractor, granite splashback, tiled flooring, radiator in decorative cover.

**Living Room**: front aspect double glazed window with shutters, rear aspect glazed sliding doors, fireplace with granite mantlepiece, tiled hearth, brick surround and chimney breast, wooden effect flooring, radiators.

**First Floor**:

**Bedroom 1**: front aspect double glazed window, wooden effect flooring, radiator.

**En-suite**: rear aspect opaque double glazed windows, panel enclosed bath with mixer tap, shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, heated towel rail, low level WC, wooden effect flooring.

**Shower Room**: rear aspect opaque double glazed window, internal opaque window, walk in shower cubicle with Aqualisa shower attachment, vanity unit with vanity shelf, concealed cistern WC, wash hand basin with mixer tap over and cupboard under, inset illuminated wall mirror, heated towel rail, tile effect flooring.

**Bedroom 2**: front aspect double glazed window, wooden effect flooring, radiator.

**Bedroom 3**: rear aspect double glazed window, wooden effect flooring and radiator.

**Bedroom 4**: front aspect double glazed window, wooden effect flooring, radiator.

**Garage**: front aspect up and over door, side aspect pedestrian door, rear aspect window, lighting, electricity.



**General**:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

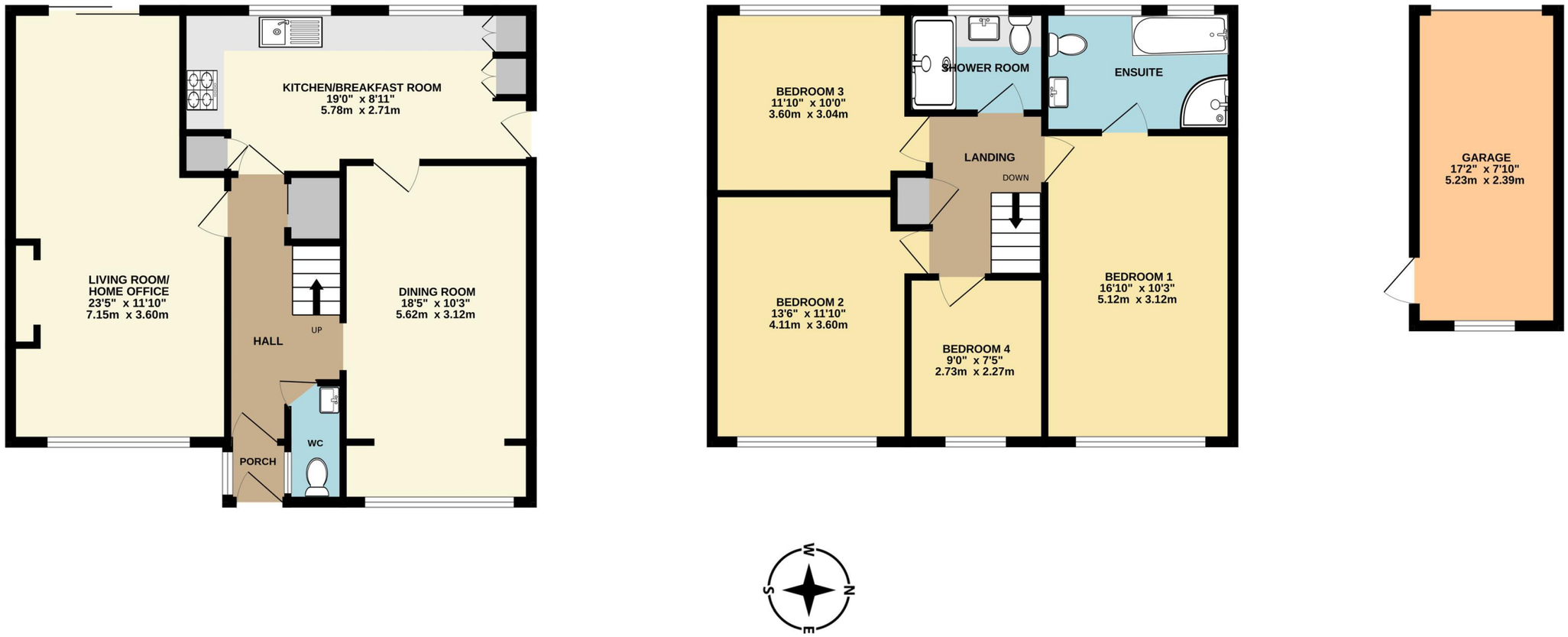
Council tax: Band E (£2,979.23)

EPC: C (77)

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.

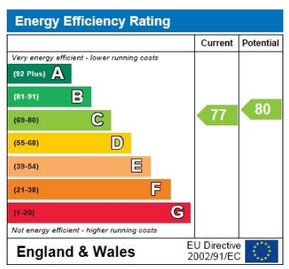
1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.

ENTRANCE FLOOR
135 sq.ft. (12.5 sq.m.) approx.










**APPROX TOTAL AREA EXCLUDING GARAGE 128.5 SQ.M / 1,382 SQ.FT**

**TOTAL FLOOR AREA : 1517 sq.ft. (141.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**AREA INFORMATION**: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John`s Church of England Primary School sit alongside the highly regarded and sought- after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as the St John`s Recreational Ground, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

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