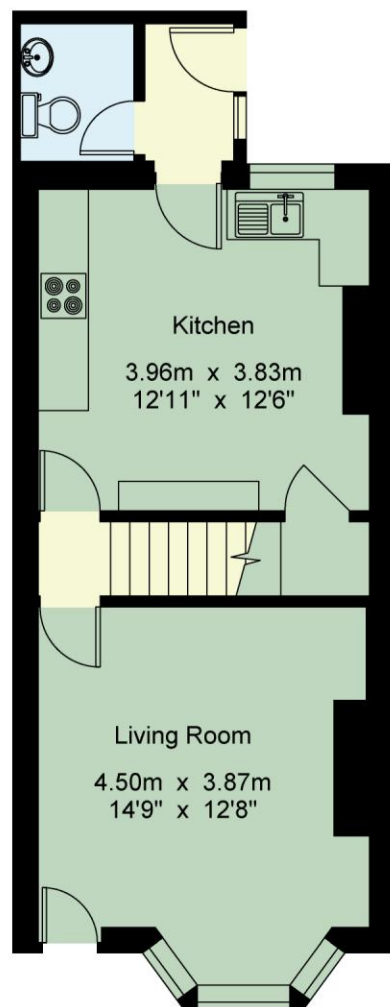
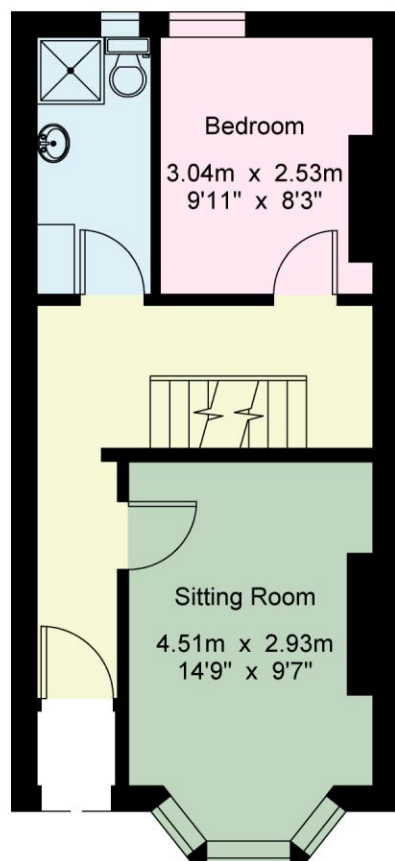
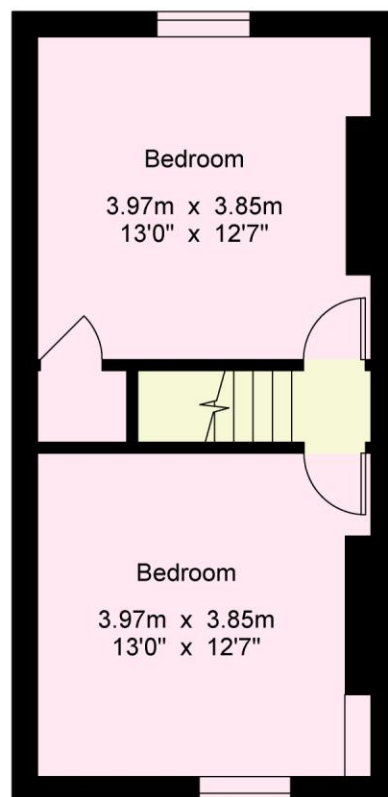




Lower Ground Floor



Ground Floor



First Floor

107 Queens Road

Gross Internal Area : 111.2 sq.m (1196 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For Identification Purposes Only.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



107 Queens Road

Tunbridge Wells, TN4 9JY

SUMNER PRIDHAM

A spacious 3/4 double bedroom end of terrace Victorian House benefiting from flexible accommodation arranged over 3 floors and significantly refurbished to include new kitchen, bathroom, decorations and carpeting throughout, located in the sought-after Queens Road within 0.7 miles from a mainline station and convenient to local Primary and Secondary schools including Grammars.

Hall, Sitting Room, Kitchen, Living Room, ground floor Cloakroom, 3 Bedrooms, Office/Bedroom 4, Shower Room, Gas Fired Central Heating, Double Glazed Windows, space for Off-Road Parking STP, good sized Garden.

Guide price £575,000 - £595,000 Freehold Chain Free



107 Queens Road, Tunbridge Wells, TN4 9JY



Property Description

- ◆ Significantly overhauled and refurbished spacious Victorian house.
- ◆ Desirable residential road location within walking distance to High Brooms station (0.7 miles).
- ◆ Adaptable accommodation arranged over 3 floors.
- ◆ Spacious bay fronted sitting room, additional access to the front of the house.
- ◆ Newly fitted kitchen with ample space for table and chairs.
- ◆ Adjacent cloakroom with access to garden.
- ◆ Set back from Queens Road with path and original steps up to the upper ground floor to arched recessed porch with quarry tiled flooring.
- ◆ Composite front door leads into the hall featuring period staircase to the upper and lower ground floors.
- ◆ Lower ground floor living room features a wide bay to the front with double glazed windows and composite door leading out to a covered area outside and beyond to steps up to the front of the property.
- ◆ Spacious kitchen has been newly fitted with worksurfaces over 3 walls with cupboards and drawers beneath plus matching wall mounted cabinets, brand new induction hob with extractor above and fan assisted oven beneath.
- ◆ Stainless steel sink and drainer beneath window looking out to the rear garden, space and plumbing for washing machine and



dishwasher plus space for fridge freezer and good-sized walk-in pantry cupboard.

- ◆ Half glazed door to rear lobby giving access to outside and rear garden.
- ◆ Cloakroom with low level WC, pedestal washbasin and air extractor.
- ◆ Upper ground floor room with bay window to the front utilised as a reception room or bedroom.
- ◆ Rear facing office/bedroom 4 with views over the garden.
- ◆ Newly fitted shower room with good sized shower cubicle with drench and handheld showers, low level WC, pedestal washbasin and designated cupboard housing modern Worcester Bosch combination boiler.
- ◆ Staircase leads to the first floor.
- ◆ Large double bedroom to the front with sash window to the front and double doors to built-in wardrobe cupboard.
- ◆ Rear facing large double bedroom with outlook over the garden and walk-in wardrobe cupboard.

Outside

- ◆ Front Garden: Drive has been prepared for parking of one car similar to adjacent properties STP.
- ◆ Rear Garden: Accessed from the rear lobby leads out to an outside area with steps up to a good-sized garden with fenced borders.

Location

- ◆ Queens Road is a sought-after residential area within walking distance to local shops including Marks and Spencer and Waitrose, plus independent cafes, Victoria Shopping Centre, station, Primary and Secondary schools including Grammars.

Practicalities

- ◆ The house has been significantly refurbished and is now being presented with new decoration, carpets, kitchen and bathroom.
- ◆ Renewed electrical points plus new central heating radiators fitted throughout which are served by a modern Worcester Bosch boiler.
- ◆ Externally the house has been repainted and new UPVC soffits, fascias and gutters fitted.

Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk

