






38 CHESTNUT AVENUE

Tunbridge Wells, Kent



A CHARMING 1930'S DETACHED FAMILY HOME

Offering excellent accommodation arranged over two storeys with a delightful south-west facing garden, ideally positioned for grammar schools and just 0.6 of a mile from the mainline station.

   EPC
4 2 2 C

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: E

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.

Postcode: TN4 0BU [what3words.com/weds.funds.hello](https://www.what3words.com/weds.funds.hello)



SITUATION

Chestnut Avenue is ideally situated for local amenities in the St Johns area of the town, with a wider variety of cafes, restaurants and boutiques on the famous Pantiles and historic High Street. Major national stores are on offer in Royal Victoria Place.

High Brooms Station is just 0.6 of a mile away with services to London Bridge from 39 minutes. The A21 is 2 miles away, connecting with the M25 London orbital.

The area is renowned for an excellent choice of schools in the state and private sectors. Grammar schools include Skinners (boys), Tunbridge Wells Girls' Grammar School and Tunbridge Wells Grammar School for Boys. Popular Bennett Memorial is also nearby, with preparatory schools including Rose Hill, The Mead and Holmewood House.







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A welcoming entrance hall leads through to well-presented and thoughtfully laid out living space on the ground floor. There is a generous sitting room with wonderful bay window at the front of the house, with one further reception room, currently configured as a study. The impressive, open-plan kitchen/dining room is situated at the rear with double doors leading directly out to the garden – creating a superb living and entertaining space. The kitchen offers a range of neutral units with a breakfast bar and ample space for appliances. A separate utility room and downstairs shower room complete this level.

The principal bedroom is situated on the first floor with three further bedrooms, served by a stylish family bathroom.

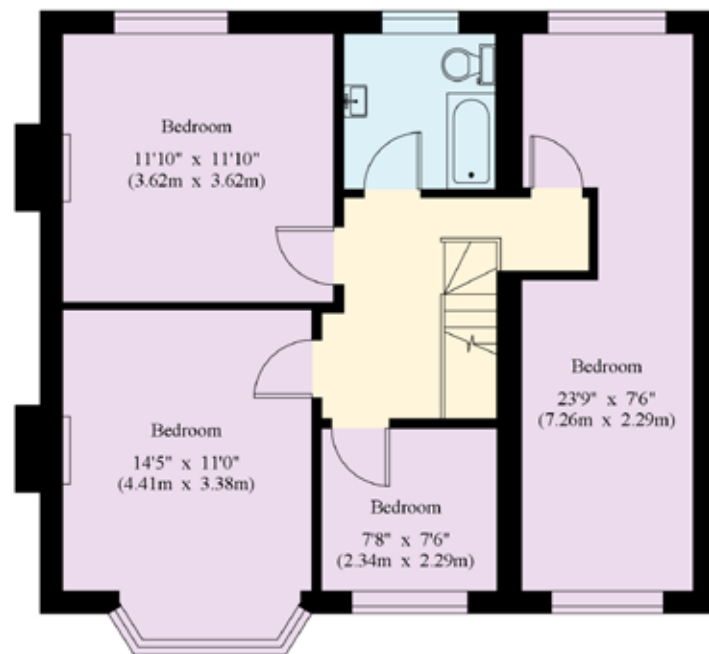
The house is set back from the road with an attractive front garden and off-street parking on a private driveway. The rear garden faces south-west with a delightful terrace leading to an expanse of lawn and established, well-stocked borders. There is a sizable shed at the very end of the garden providing useful storage space.





Ground Floor

Gross Internal Area : 143.8 sq.m (1547 sq.ft.)



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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