



JOHN STREET

TUNBRIDGE WELLS - GUIDE PRICE £450,000 - £475,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

20 John Street
Tunbridge Wells, TN4 9RR

Hallway - Dining Room - Sitting Room With Fireplace -
Kitchen - First Floor Landing - Two Bedrooms -
Bathroom - Front & Rear Gardens - On Street Parking -
Planning Permission Granted For Dormer In The Roof
Space

A characterful two bedroom semi detached house offering character features and located in the St. John's quarter of Tunbridge Wells close to shops cafes restaurants and many excellent schools.

Side entrance door to:

HALLWAY:

Staircase straight ahead, archway to:

DINING ROOM:

Wooden flooring, coving to ceiling, inset spotlights, 'Hive' control for the central heating, storage cupboard, radiator. Double glazed window to rear aspect. Archway to:

SITTING ROOM:

Wooden flooring, wood burning stove, wooden fireplace, radiator, coving to ceiling, inset spotlights. Double glazed window to front with shutters.

KITCHEN:

Fitted with a range of stylish white wall and base units with worktops over. Sunken stainless steel sink unit with mixer tap over. Integrated dishwasher, built-in wine chiller, built-in electric oven and 'Neff' induction hob over. Wooden flooring, inset spotlights radiator.

FIRST FLOOR LANDING:

Doors leading to:

BEDROOM 1:

Coved ceiling, inset spotlights. radiator. Recess area with access to loft. Double glazed window to front with shutters.



BEDROOM 2:

Coved ceiling, radiator, wood panelling. Double glazed sash window to rear aspect.

BATHROOM:

A generous modern white suite with free standing roll top bath with mixer tap and shower attachment, walk-in double shower, wash hand basin with vanity unit and mixer tap, push flush low level WC. Tiled flooring, fully tiled walls, heated towel rail, extractor fan. Frosted sash window to rear aspect.

OUTSIDE FRONT:

Small paved garden with pathway leading to the front door. Lean-to/storage shed and bin store.

OUTSIDE REAR:

The rear garden is part paved and part lawn with outside tap and power sockets.

SITUATION:

John Street is a popular but peaceful central location in the St. Johns Quarter of Tunbridge Wells. It is well placed to take advantage of the local facilities which include 2 metro style supermarkets, a number of independent retailers and popular pubs/restaurants. Beyond this many of Tunbridge Wells most popular schools are within a modest walk. Tunbridge Wells itself is a little under a mile away and offers a far wider range of social, retail and educational facilities including a number of sports and social clubs, 2 theatres, a host of independent retailers principally between The Pantiles and Mount Pleasant with a further range of multiple retailers in the Royal Victoria Place and adjacent Calverley Park precinct. The town has 2 mainline railway stations both of which, again, are accessible from the property. Properties in this location have traditionally proved to be extremely popular and to this end we would encourage all interested parties to make an immediate appointment to view.



TENURE:
Freehold

COUNCIL TAX BAND:
C

VIEWING:
By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:
Planning permission has been granted for a dormer in the roof space (Application No. 25/00998/LAWPRO)
Tunbridge Wells Borough Council.

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

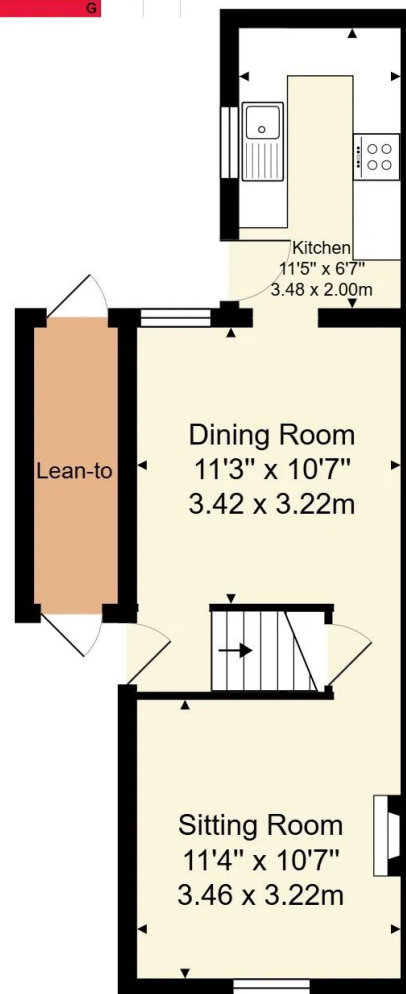
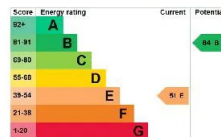
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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.



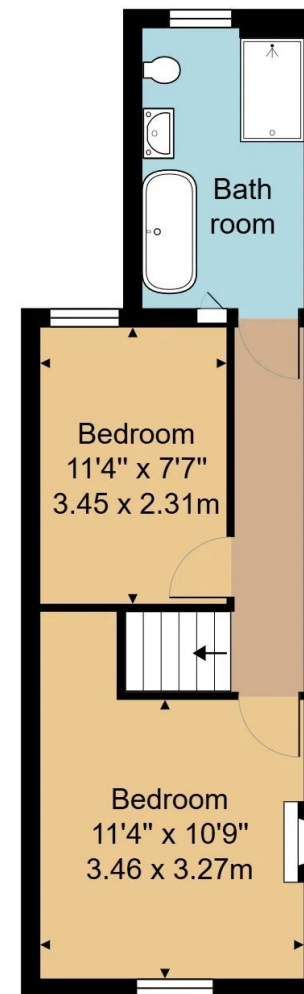
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Ground Floor



First Floor

House Approx. Gross Internal Area 730 sq. ft / 67.8 sq. m
Approx. Gross Internal Area (Incl. Lean-to) 777 sq. ft / 72.2 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.