



**WILLIAM STREET**

**TUNBRIDGE WELLS - GUIDE PRICE £425,000 - £450,000**





1 William Street, Tunbridge Wells, TN4 9RT

Hallway - Sitting Room - Dining Room - Kitchen - Utility  
Room - Cloakroom - First Floor Landing - Two Bedrooms  
- Bathroom - Patio Gardens - Off Road Parking

A beautifully presented and deceptively spacious two-bedroom semi-detached home, situated in the highly desirable St Johns area of Tunbridge Wells. Offering a seamless blend of character and modern convenience, this charming property also boasts off-road parking, gas central heating, and a stunning detached studio complete with its own wet room and underfloor heating- perfect for guest accommodation or home working.

On the ground floor, the property welcomes you with a spacious and elegant living room featuring a bay window, attractive feature fireplace, and stylish wood flooring. White wooden shutters frame the windows, allowing for an abundance of natural light while offering privacy and a touch of classic charm. Adjacent to this, the dining room also benefits from wood flooring, a second period fireplace, and two under-stairs storage cupboards-creating a warm and practical space ideal for entertaining or family dining. The kitchen is well-equipped with a generous range of wall and base units and integrated appliances, flowing naturally into a useful utility area with a separate WC. From here, access is provided to the private courtyard and parking area to the side of the property.

Upstairs, the first floor continues to impress with a large principal bedroom, bathed in natural light from a second bay window. This spacious retreat also features a beautiful period fireplace and built-in wardrobes for added convenience. A second double bedroom provides ample space for family or guests, while the family bathroom is fitted with a contemporary white suite including a bath with shower over. A particularly unique feature is the integrated, remote-controlled sound system-offering an unexpectedly luxurious touch.

Adding further value and versatility is the detached studio, located just beyond the utility area. This well-designed and immaculately finished space includes tiled flooring with underfloor heating and a modern wet room complete with shower and WC. Whether used as guest accommodation, a home office, or creative studio, this additional building enhances the lifestyle potential of the home significantly.





Externally, the property offers low-maintenance patio areas to both the front and side, with ample room for outdoor seating or container gardening. The courtyard area also serves as off-road parking and is soon to benefit from secure gates, creating a private and protected space for one vehicle, with additional room for a second if desired.

This exceptional property represents a rare opportunity to acquire a thoughtfully updated home in one of Tunbridge Wells' most sought-after locations-combining classic character, practical features, and stylish living in equal measure.

Double glazed front door into:

HALLWAY: Stairs to first floor.

SITTING ROOM: Double glazed bay window to front and further double glazed window to front both with plantation shutters. Cast iron feature fireplace with shelving and cupboard to side, original wooden flooring, radiator.

DINING ROOM: Double glazed window to front with plantation shutters. Feature fireplace with tiled hearth and insert. Two understairs cupboards, original wooden flooring, radiator.

KITCHEN: Range of cabinetry with matching work surface. Porcelain sink unit with drainer and mixer tap. Double eye-level oven and induction hob with concealed extractor and tiled splashback. Space and plumbing for dishwasher, integrated fridge/freezer. Double glazed window to front and double glazed window to side.

UTILITY ROOM: Cupboard housing boiler and hot water tank. Space and plumbing for washing machine, radiator. Wall hung cupboard and work surface.

CLOAKROOM: Frosted double glazed window to rear, WC, wash hand basin, radiator.

LANDING: Lot hatch.

BEDROOM: Dual aspect with double glazed window to side and double glazed window to front. Feature fireplace, large built-in cupboard, radiator.





BEDROOM: Double glazed window to side, radiator.

BATHROOM: Claw foot bath tub with wall mounted tap and separate thermostatic control shower over bath with waterfall head and glass screen, wash hand basin mounted on counter with drawers below and medicine cabinet, WC. Tiled walls and tiled floor with underfloor heating, heated towel rail, ceiling spotlights, ceiling speakers. Double glazed window to side.

OUTSIDE FRONT: Courtyard patio to front with wrought iron gate and flowerbed. Off road parking for 1 vehicle.

OUTSIDE REAR: Courtyard garden with double gates to parking area and off road parking for 1 vehicle. Outbuilding with double glazed double doors, ceiling spotlights, tiled floor, electric underfloor heating and wet room with tiled walls, thermostatic controls and waterfall head, WC, wash hand basin, ceiling spotlights, extractor, frosted double glazed window to side. Shed to side.

TENURE: Freehold

COUNCIL TAX BAND: C

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](http://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.



23 High Street, Tunbridge Wells,  
Kent, TN1 1UT

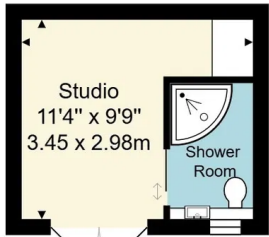
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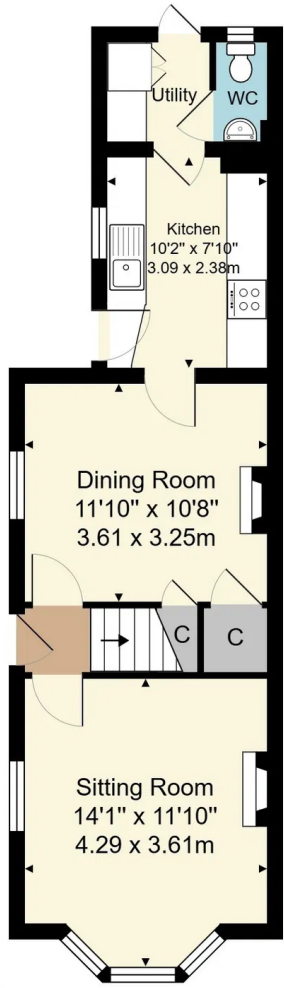
[tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

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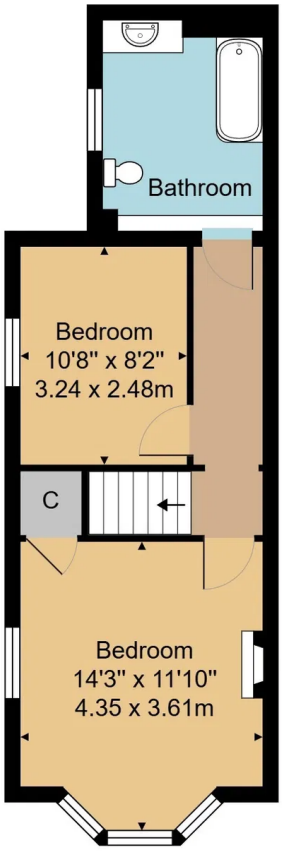
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**Outbuilding**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area  
866 sq. ft / 80.5 sq. m

Outbuilding Approx. Internal Area  
110 sq. ft / 10.3 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.

