



**36 Ravenswood  
Avenue**





On the market for the first time in 48 years is this much-loved family home, benefiting from a driveway and large private rear garden, situated in a quiet position in the St James' area within easy reach of St James school, the town centre and station.

## Guide price £650,000 Freehold

### Situation:

The property is situated in a popular and convenient residential area of Tunbridge Wells, which is much sought after for its close proximity to the town centre, station, and St. James' primary school. Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley Parks. There are also a number of highly regarded state and independent schools in the area including grammar schools for both girls and boys. For the commuter, both High Brooms and Tunbridge Wells have mainline stations serving London Bridge, Charing Cross and Cannon Street in under the hour and the A21 is also within easy reach and links with the M25.

### Description:

This well-loved family home would benefit from some updating and offers tremendous potential for enlargement if required to create a truly impressive home. The property also benefits from a secluded large rear garden extending to approximately 300ft.

The property includes, on the ground floor; an entrance porch with attractive tile flooring and hanging hooks for coats; a good-sized entrance hall; a living room with box bay windows providing a good deal of natural light; a dining room which is open plan to the kitchen which features a wide range of wall and base units, complementary work surfaces, attractive tile splashbacks, breakfast bar, stainless steel 1 ½ bowl sink and drainer with mixer tap over, Bosch hob with stainless steel extractor, NEFF oven, and under counter fridge and separate freezer; and a conservatory providing attractive views of the garden.

On the first floor is a landing and three bedrooms, two of which being good-sized doubles with fitted wardrobes, and a family bathroom featuring a bath with mixer tap over, separate walk-in shower, low level w/c, wash basin with storage beneath, and wall and floor tiling.

To the front of the property is a driveway and garden laid to slate shingle with a variety of mature plants and shrubs, and to the rear is a large and secluded garden mainly laid to lawn bordered by attractive mature plants and shrubs, two sheds, and patio area ideal for outdoor entertaining.

**Services:** Mains water and electricity, gas-fired central heating

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

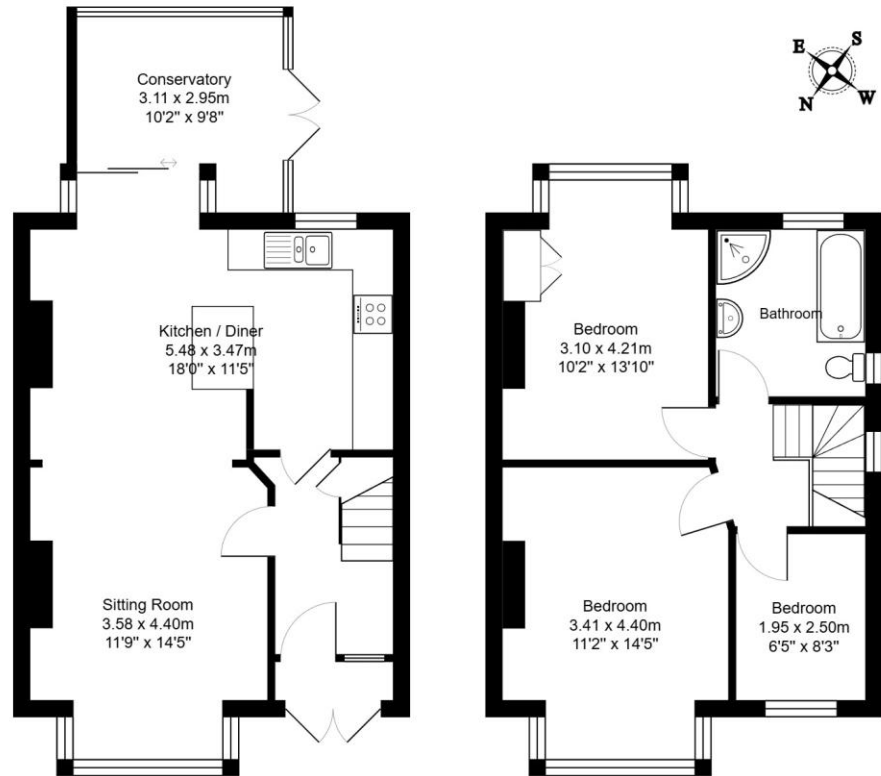
**Council Tax Band:** D

**Current EPC Rating:** C

**Property Postcode:** TN2 3SG

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week  
15 Crescent Road, Tunbridge Wells, Kent TN1 2LU email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)



Ground Floor  
Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>

First Floor  
Area: 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>

Total Area: 93.2 m<sup>2</sup> ... 1003 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)