



**27 John Street**  
Tunbridge Wells, Kent





**\*CHAIN FREE\*** Requiring complete refurbishment, a semi-detached period home with south facing garden, situated in a quiet and sought-after road in the desirable St Johns area of Tunbridge Wells within easy reach of the town centre, station, and schools.

## Guide price £350,000-£375,000 Freehold

### Situation:

The property is situated in an enviable position in a sought-after and quiet residential road and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within walking distance and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common. For the commuter, Tunbridge Wells and High Brooms mainline stations provide a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

### Description:

This spacious semi-detached home requires complete refurbishment and offers the potential to create a desirable family home in a sought-after location. The property requires substantial work, please call Green Lizard for further details.

The accommodation is arranged over two floors and includes, on the ground floor; an entrance hall; a well-proportioned living room with exposed wood floorboards, fireplace with brick surround, and bay windows providing a good deal of light; a good-sized dining room featuring exposed wood floorboards and adjacent twin understairs storage cupboards; a kitchen with a range of wall and base units and stainless steel sink and drainer; and a utility room.

On the first floor there is a good-sized landing and two bedrooms, with the spacious principal bedroom featuring exposed wooden flooring, wrought iron period fireplace, and bay windows. Also located on this floor is a good-sized bathroom featuring a bath, wash basin, and low level w/c.

To the front of the property is a garden with bordered by a picket fence and path providing access to the front door, and to the rear a south facing garden,

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

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

**Council tax band:** C

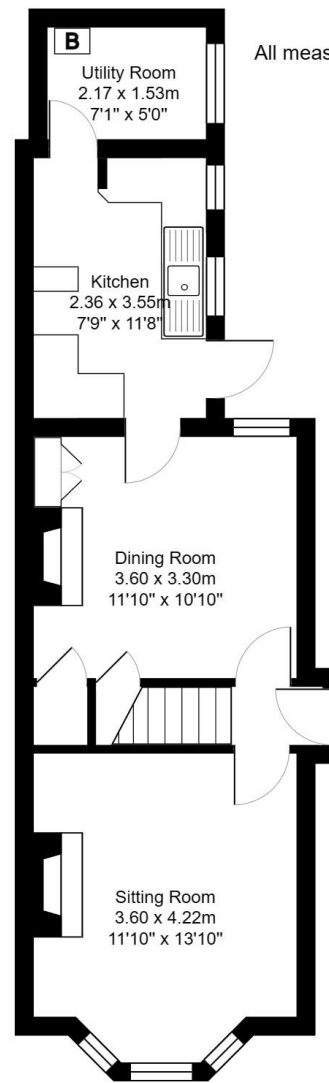
**Current EPC Rating:** E

**Directions:** The postcode of the property is TN4 9RR

**Viewing:** Strictly by appointment through Green Lizard (01892 619888)

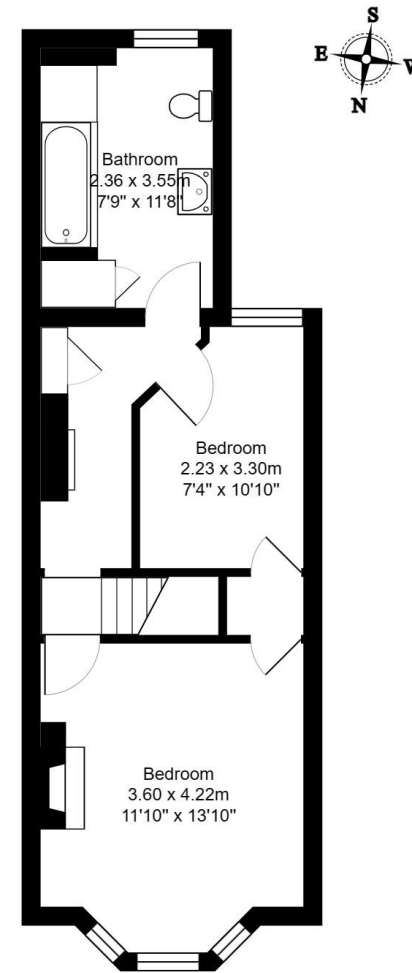
**01892 619888** [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 42.7 m<sup>2</sup> ... 460 ft<sup>2</sup>

Total Area: 81.3 m<sup>2</sup> ... 875 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



First Floor  
Area: 38.6 m<sup>2</sup> ... 415 ft<sup>2</sup>



#### 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)

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