



4 St Peter's Street
Tunbridge Wells, Kent

A charming and well-presented period home, having been tastefully updated and meticulously maintained by the current owners, south facing garden, and situated in a quiet yet convenient and sought-after location within walking distance of the town centre and station, and with a secluded rear garden.

Guide price £400,000 - £415,000 Freehold

Situation:

The property is situated in a desirable and quiet location, within a short walk of the town centre and mainline railway station. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools.

For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within proximity and links with the M25.

Description:

This well presented and charming period home has been tastefully updated by the current owners and has had recent works including extensive work to the roof (with 25-year guarantee), electrical update, and recently updated kitchen and bathroom.

Arranged over two floors the accommodation includes, on the ground floor; a well-proportioned living room with wood flooring, feature electric fireplace, and fitted shelving adjacent to the chimney breast; a well-proportioned dining room with wood flooring and electric feature fireplace; a recently updated kitchen with a wide range of gloss wall and base units, complementary Quartz work surfaces, 1 ½ bowl sink with mixer tap over, integrated appliances including NEFF induction hob with AEG extractor, NEFF oven and microwave, and plumbing for washing machine; and a rear lobby with door providing access to the garden with adjacent downstairs w/c.

On the first floor is a landing and two good-sized double bedrooms, both with delightful period feature fireplaces, as well a recently updated large family bathroom featuring a free-standing bath, separate large walk-in shower with both rain and separate shower attachments, wash basin with mixer tap over and storage beneath, low level w/c, stainless steel heated towel rail, and attractive wall tiling.

To the rear of the property is a south facing low maintenance garden mainly laid to slab paving creating a perfect area for outdoor entertaining.

Current EPC Rating: E

Services: Mains water and electricity

Local Authority: Tunbridge Wells Borough Council

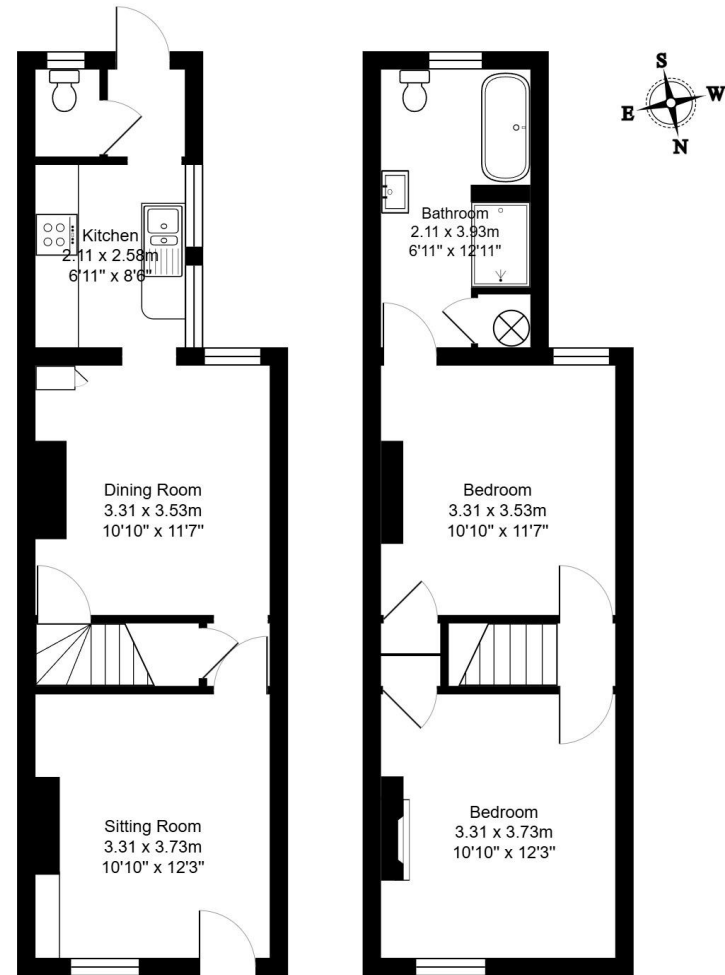
Council tax band: C

Property address: TN2 4UX



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



Ground Floor
 Area: 36.6 m² ... 394 ft²

First Floor
 Area: 36.6 m² ... 394 ft²

Total Area: 73.2 m² ... 788 ft²

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.



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