



148 St James Road
Tunbridge Wells Kent

A spacious family home having been subject to many tasteful improvements by the current owner, within walking distance of highly regarded schools and within easy reach of the town centre and station. EPC rated 'C'.

Guide price £450,000 - £475,000 Freehold

Situation:

The property is situated in an enviable position in a sought-after 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:

A handsome and spacious property providing versatile accommodation over three floors having been tastefully improved and updated by the current owner. The property also benefits from an EPC rating of 'C'

The accommodation is arranged over three floors and includes, on the entry level; a large entrance hall; a spacious double bedroom extending to over 16ft with New England style window shutters and delightful exposed brick chimney breast; a recently updated contemporary bathroom featuring a bath with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, and attractive gloss white wall tiling creating a clean and crisp feel; and a separate w/c.

On the lower ground floor is a well-proportioned living room, window providing a good deal of natural light and New England style shutters, areas of fitted shelving adjacent to the chimney breast, and wood burner with attractive wood mantle piece; a good-sized kitchen/breakfast room with plenty of space for a dining table and chairs, which has been recently updated with a wide range of shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, sink with mixer tap over, oven, hob and extractor, full size Fridge/freezer, and plumbing for a dishwasher; and a separate utility area with plumbing for a washing machine.

On the top floor is a spacious landing and two further double bedrooms both featuring New England style window shutters.

To the front of the property is a path bordered by a picket fence and gate and to the rear is a good-sized private garden mainly laid to lawn, patio ideal for outdoor entertaining, and shed.

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

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: C

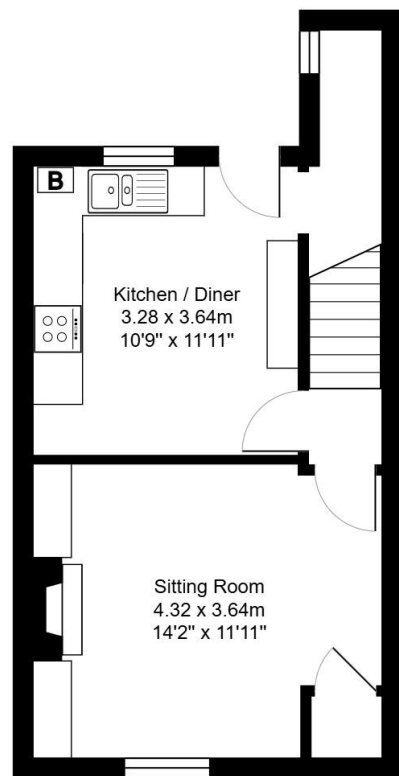
Current EPC Rating: c

Directions: The postcode of the property is TN1 2HE

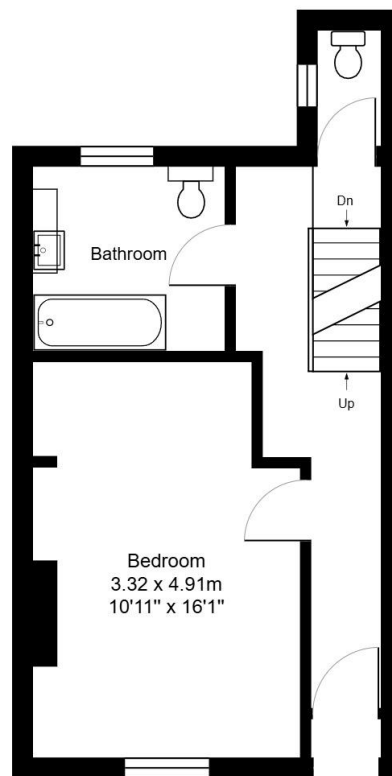


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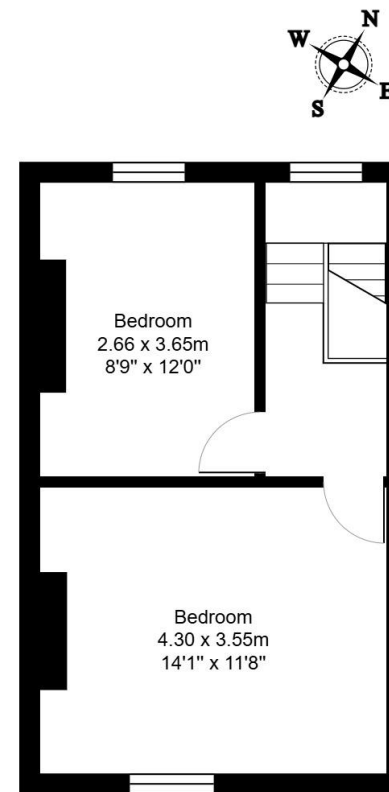
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 33.0 m² ... 355 ft²



First Floor
Area: 33.0 m² ... 356 ft²



Second Floor
Area: 31.6 m² ... 340 ft²

Total Area: 97.6 m² ... 1051 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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