



210 St Johns Road, Tunbridge Wells, Kent TN4 9XD

Guide Price £1,250,000 Freehold

When experience counts...

est. 1828  
**bracketts**

A substantial, beautifully presented, detached 1930s family house in the St John's area, set well back from the road, ideally placed for the grammar schools, travel links and amenities of the town and St Johns Leisure Centre. This home has been carefully maintained and extended with light and well proportioned rooms. There is a substantial 29' x 23' kitchen / dining room with bi-fold doors and windows to the garden. There is a separate utility room, plus a downstairs cloakroom. The formal reception room is at the front and a separate 12' study is ideal for home / hybrid working. The first floor has five bedrooms and two bathrooms, with good eaves storage. The top (second) floor hosts the principal bedroom suite with skylights to the front and a large skylight at the rear which opens to form a balcony and enjoys far reaching views. There is an en suite shower room. The rear garden has a large patio area, outbuilding and a large level lawn that adjoins playing fields at the rear. We recommend an early viewing.

- Detached 6 Bedroom House
- St Johns Location
- Parking for 4 Cars
- 29' Kitchen / diner
- Bi-Fold Doors to Large Garden
- Utility Room
- Study
- 2 Bathrooms
- Shower Room
- Downstairs Cloakroom
- Council Tax Band: F





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.



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# 210 St Johns Road, Tunbridge Wells

Gross Internal Area Approx 231.5 sq m / 2489 sq ft

Outbuilding Approx 3.3 sq m / 38 sq ft

Total Approx 234.8 sq m / 2527 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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