

11 John Street, Tunbridge Wells





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Period 3-bedroom house in popular location

Accommodation Summary

- Semi-detached period house
 - 3 bedrooms
 - Spacious living room
 - Kitchen
 - Bathroom
 - Large garden
- 0.9 miles walking distance from Tunbridge Wells mainline station
 - Close to popular schools
 - Sought after St John`s area



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This semi-detached period house sits in the popular St John`s area and is a short walk from local shops, sought after schools, the recreational ground and excellent transport links.

It is set back from the road by a low wall, its entrance door placed neatly to the side, with rear garden access beyond.

First on the left is the living room which is flooded with light from its bay window overlooking the street. Warm wooden flooring contrasts beautifully with the neutral décor, with some feature wallpaper adding character above the fitted alcove cabinetry. A wood burning stove provides warmth in the colder months and there is plenty of room for furniture.

Behind is the kitchen with cream eye and base level units topped with wooden worktops and housing the oven, hob, and sink. There is a useful under stair cupboard with space and plumbing for an appliance.

At the rear is the large bathroom with a shower over the bath and lots of natural light from its double aspect windows.

Climbing the stairs to the first floor there are three bedrooms, all with large windows.

Bedroom one has a bay window and stretches the width of the house and bedroom two has a fitted wardrobe.

Outside the garden is fully enclosed for children and pets and has a hard surface terrace and an area perfect for some turf or artificial grass.

This home in a sought after location is in the catchment area for all the first-class schools. A must see!





Living Room: front aspect part opaque double glazed bay window, fitted low level alcove cupboards, wood burning stove on granite hearth, radiator, wooden flooring.

Kitchen: rear aspect double glazed window, wooden countertops, white eye and base level cupboards, integrated oven, 4 ring gas hob, space for fridge/freezer, sink and mixer tap, wooden mantelpiece, tiled hearth, tiled flooring, under stair cupboard with wooden countertop and space and plumbing for an appliance.

Bathroom: side and rear aspect double glazed windows, side aspect opaque part glazed door, panel enclosed bath with mixer tap and hand held shower attachment, WC, pedestal wash hand basin and mixer tap, heated towel rail.



Bedroom 1: front aspect part opaque double glazed bay window, wooden flooring, radiators.

Bedroom 2: rear aspect double glazed window, fitted cupboard, radiator.

Bedroom 3: side and rear aspect opaque double glazed windows, radiator.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,985.71)

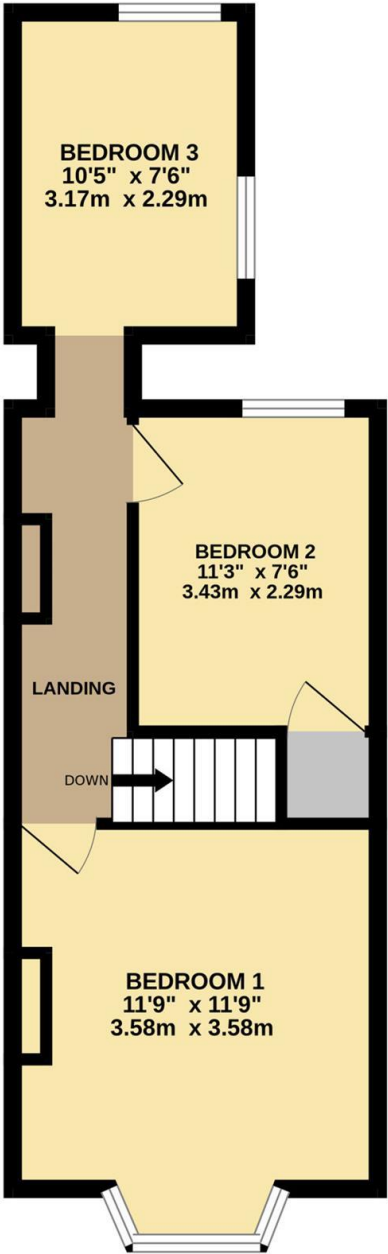
EPC: D (57)



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA 800 SQ.FT / 74.4 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John's Primary School, St Augustine's RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as St John's, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



