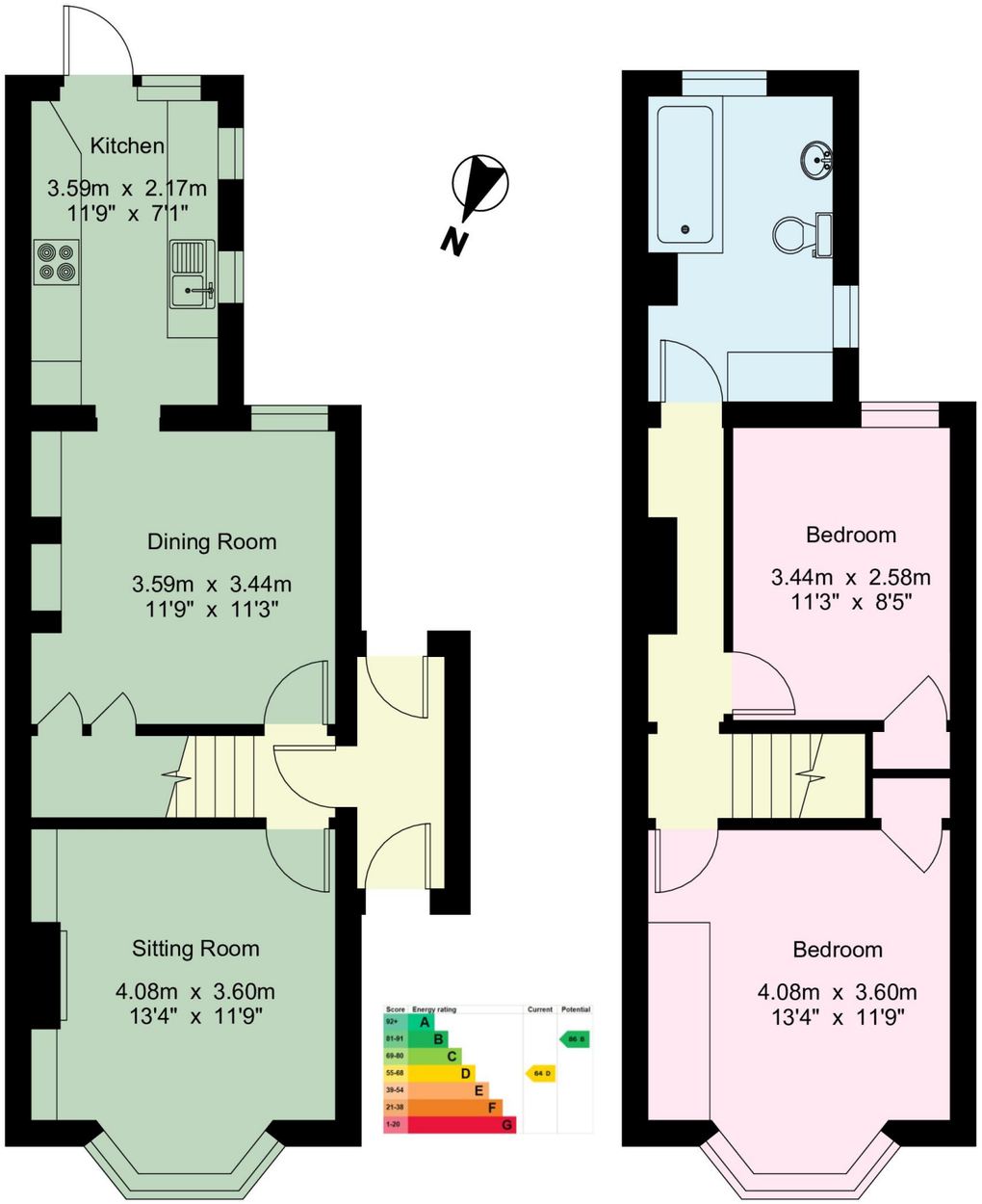


Ground Floor

First Floor

42 Cambridge Street

House - Gross Internal Area : 81.8 sq.m (880 sq.ft.)

For Identification Purposes Only.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



42 Cambridge Street

Tunbridge Wells TN2 4SJ

SUMNER PRIDHAM

A charming semi-detached Victorian home located in an elevated position with views across the town situated in the highly desirable Cambridge Street set in a good sized garden backing on to Camden Park and considered to have extension potential subject to consent.

Hall, Sitting Room, Dining Room, Kitchen, 2 Bedrooms, first floor Bathroom, Gas Fired Central Heating, Good Sized Garden and permit parking available.

Guide price £595,000 Freehold *No Forward Chain*





42 Cambridge Street, TN2 4SJ







Property Description

- An attractive semi-detached Victorian house being sold with benefit of no forward chain.
- Sought after and convenient location within walking distance to both the town and the High Street.
- The enclosed entrance porch with quarry tiled floor also provides access through to the rear garden.
- Well-proportioned sitting room with bay window to the front, attractive fireplace with cast iron inset, granite hearth, cupboards in recesses to both sides, wooden floorboards continue through to the hall and dining room.
- Dining room fitted with wood burning stove with floor to ceiling shelved cupboard to the side, plus 2 useful understairs cupboards, sash window provides a view of the garden.
- Refitted kitchen comprises a good range of cupboards and nest of drawers, gas cooker with stainless steel splashback and hood above, plumbing and space for a washing machine, tall pantry cupboard and ceramic sink, windows to side and glazed doors giving access and providing attractive views up the garden.
- Staircase to first floor landing attic access hatch with pull down ladder to a boarded loft space.
- Bedroom 1 has superb views across to Mount Ephraim, built in and fitted wardrobe cupboards.
- Bedroom 2 has a built in wardrobe cupboard and window with views to the rear.
- A spacious bathroom, panelled bath with separate shower above, pedestal washbasin, low level WC, double doors to airing cupboard with a gas fired Worcester boiler.







Outside

- The house is elevated to Cambridge Street with an attractive garden to the front.
- The rear garden is one of the features of the property, well established with a large lawn, borders, mature apple tree and a wall backing on to Camden Park.

Location

- Desirable location in a cul-de-sac of mostly Victorian houses.
- Convenient to the Royal Victoria Shopping Centre (0.5 miles), central station (0.4 miles) with its regular links to London and the coast and the popular Calverley Park with its many facilities (0.4 miles).
- Walking distance to highly regarded Primary and Secondary Schools.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615



