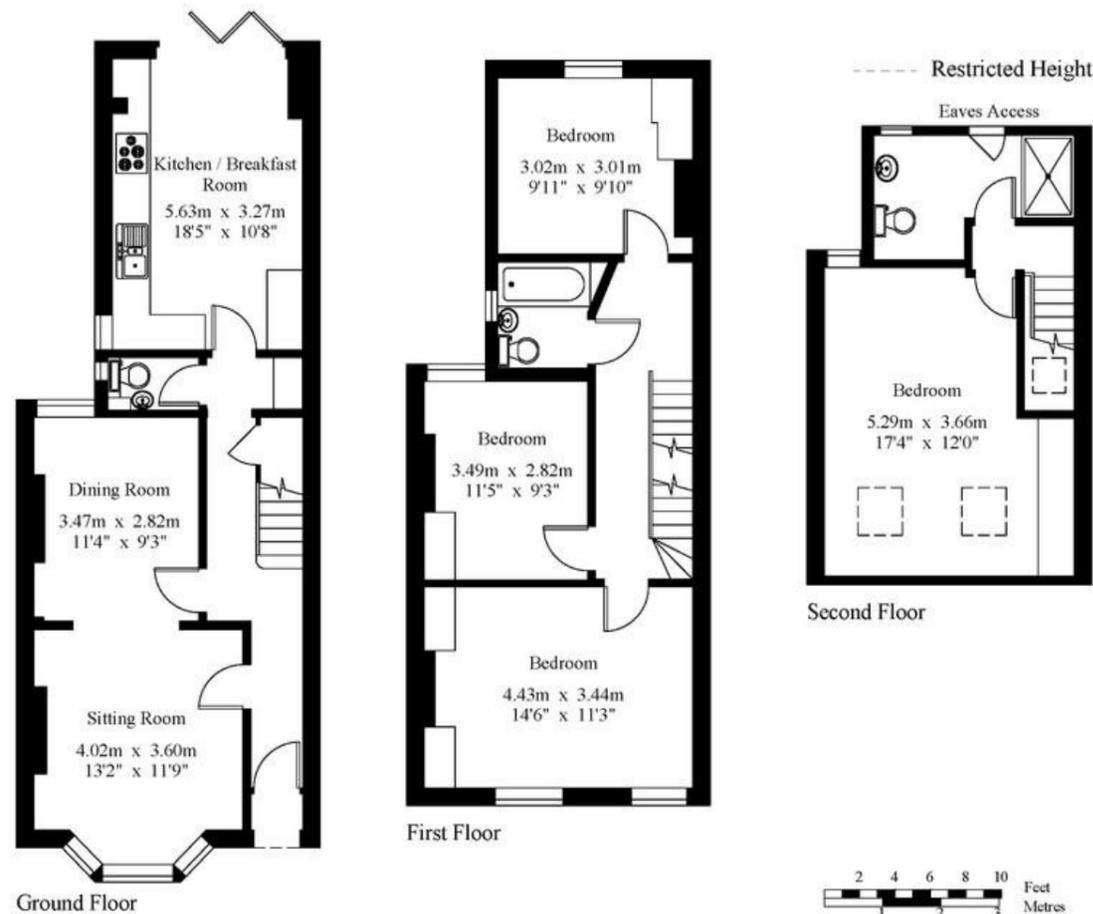
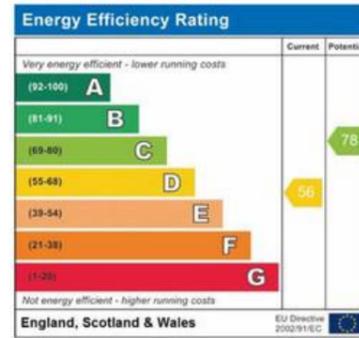


38 St James Park

Gross Internal Area : 133.4 sq.m (1435 sq.ft.)
(Accommodation Only)



For Identification Purposes Only.
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38 St. James Park

Tunbridge Wells, TN1 2LH



A stylishly remodelled and extended 4 bedroom Victorian semi-detached house with a appointed external home office/gym. Located in a sought-after cul-de-sac close to St James' Primary School and to a mainline station 0.8 miles.

Covered Porch, Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Cloakroom, 4 Double Bedrooms, Bathroom, Shower Room, Attic, Gas Fired Central Heating, Double Glazed Windows, Front and Rear Gardens with side access, Home Office/Gym

£675,000 - £695,000 Freehold



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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.



Property Description

A spacious 4 double bedroom period family house in quiet cul-de-sac location

Walking distance to St James' Primary School, Tunbridge Wells mainline station and High Broom mainline station through Hilbert & Grosvenor Recreation Ground

Hall with period staircase and coat hanging recess area
Double aspect sitting/dining room featuring working fireplace with period surround and cast iron inset and bay window to the front

Part vaulted and extended kitchen/breakfast room featuring bi fold doors and Velux windows. Extensive wooden work surfaces and ceramic sink and drainer, comprehensive range of fitted cabinets and deep drawers. Appliances are available through separate negotiations

Ground floor doakroom
Period staircase to first floor landing and continuation of staircase to second floor

Bedroom 2 with a pair of sash windows, deep wardrobe cupboards, moulded cornice, picture rail and ceiling rose
Bedroom 3 with sash window, period fireplace and deep wardrobe cupboard

Attractive bathroom with window, bath, washbasin, low-level



WC, shelving and tiled floor
Bedroom 4 with sash window over the rear garden, cupboard housing the boiler and period fireplace
Staircase to second floor landing with skylight
Master bedroom enjoying a double aspect outlook and a good range of fitted wardrobes.
Shower room with large shower, low-level WC, washbasin and window. Door to an attic/storage area
Agents Note: The property is fitted with German designer Vitsoe shelving throughout the house which is not included in the sale. Any disturbance to decorations on removal will be made good

The rear garden is divided into two main areas, a sheltered patio with immediate access from the bi fold doors from the kitchen, where there is power and light connected, and steps up to the second area which is laid to lawn with mature hedging and shrubs

At the bottom of the garden in an elevated position is an insulated home office/gym with power and light connected and features bi fold doors with integral blinds
The front of the house is attractively screened with a pair of olive trees behind wrought iron railings and matching gate with brick steps leading up to the front door
Side gate gives access to the rear garden and a useful space for storage

St James Park is a sought-after cul-de-sac of Victorian family houses

Ideally placed for St James' Primary School, which is within the catchment, and also to main line stations (High Brooms 0.8 miles) and (Tunbridge Wells 1 mile) and the Royal Victoria Place shopping centre 0.8 miles

Tunbridge Wells Borough Council Tax Band D

From our offices, proceed up Mount Pleasant and at the traffic lights turn left into Crescent Road. Continue over the roundabout into Lansdowne Road, at the T-junction turn right then first left into St James Road. Halfway down turn right into St James Park and at the T-junction turn left, where the property will be found on the left-hand side

