



3 Bedroom Detached House with Garage and Garden in Popular St James

This three bedroom detached house sits on a quiet residential street in the popular St James area of Tunbridge Wells. There is a modern kitchen with American style fridge freezer and slimline dishwasher, fan oven and induction hob. The dining room has a patio door that leads to the garden, and there is a separate living room and downstairs cloakroom WC. Upstairs, both the master bedroom and the second double bedroom both have fitted wardrobes. The third single bedroom has a wardrobe cupboard. The modern family bathroom has a bath and separate corner shower. Outside the rear garden is mainly laid to lawn with two patio areas. The property has a single garage and there is unrestricted parking at the rear of the property for a single vehicle. Double glazed throughout, gas central heating with Nest control, EPC band D, council tax band E. St James C of E Primary school is less than a 10 minute walk. Available for long term let. Viewing highly recommended.





ACCOMMODATION

Living Room 15' 5" x 14' 1" (4.71m x 4.28m)

The living room has a double glazed window that overlooks the front garden. There is an under stairs cupboard, a TV point and a radiator with thermostatic valve.

Modern Kitchen 13' 11" x 7' 2" (4.24m x 2.18m)

The dual aspect modern kitchen has a sink with mixer tap, a slimline dishwasher, a fan oven and four ring induction hob. There is an American style fridge freezer, and space for a washing machine. A good range of wall and base kitchen cupboards provides plenty of storage.

Dining Room 9' 3" x 8' 2" (2.83m x 2.48m)

The dining room has a low maintenance laminate floor and a patio door that opens onto the garden. There is a radiator with thermostatic valve.

Downstairs Cloakroom WC

The downstairs cloakroom WC has a hand basin with mixer tap, WC, radiator and wall mounted mirror.

Master Bedroom 13' 9" x 9' 0" (4.19m x 2.75m)

The master bedroom has a double glazed window that overlooks the front of the property, a radiator with thermostatic valve, a TV point and a fitted wardrobe.

Family Bathroom

The modern family bathroom has a full length bath and separate walk-in corner shower. There is a WC, and a pedestal basin with mixer tap. The bathroom has a wall mounted cabinet with mirror door, a heated towel rail, a window and an extractor fan.

Double Bedroom 2 10' 4" x 9' 2" (3.15m x 2.79m)

The second double bedroom has a double glazed window that overlooks the rear garden. There is a radiator with thermostatic valve and a fitted wardrobe.

Single Bedroom 10' 8" x 6' 3" (3.25m x 1.91m)

The single bedroom has a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve and a wardrobe cupboard.

Rear Garden

The rear garden is mainly laid to lawn with a patio area that runs along the back of the house, and a second patio at the foot of the garden. There is a shed and a single garage.

Parking and Garage

There is unrestricted parking on at the rear of the property for a single vehicle. The property also has a detached single garage with light and power.

Location

The house sits on a quiet residential street in the popular St James area of Tunbridge Wells. St James C of E Primary school is less than a 10 minute walk away. Royal Victoria Place shopping centre is a 20 minute walk. Dunorlan Park is 5 minutes on foot.

EPC and Council Tax

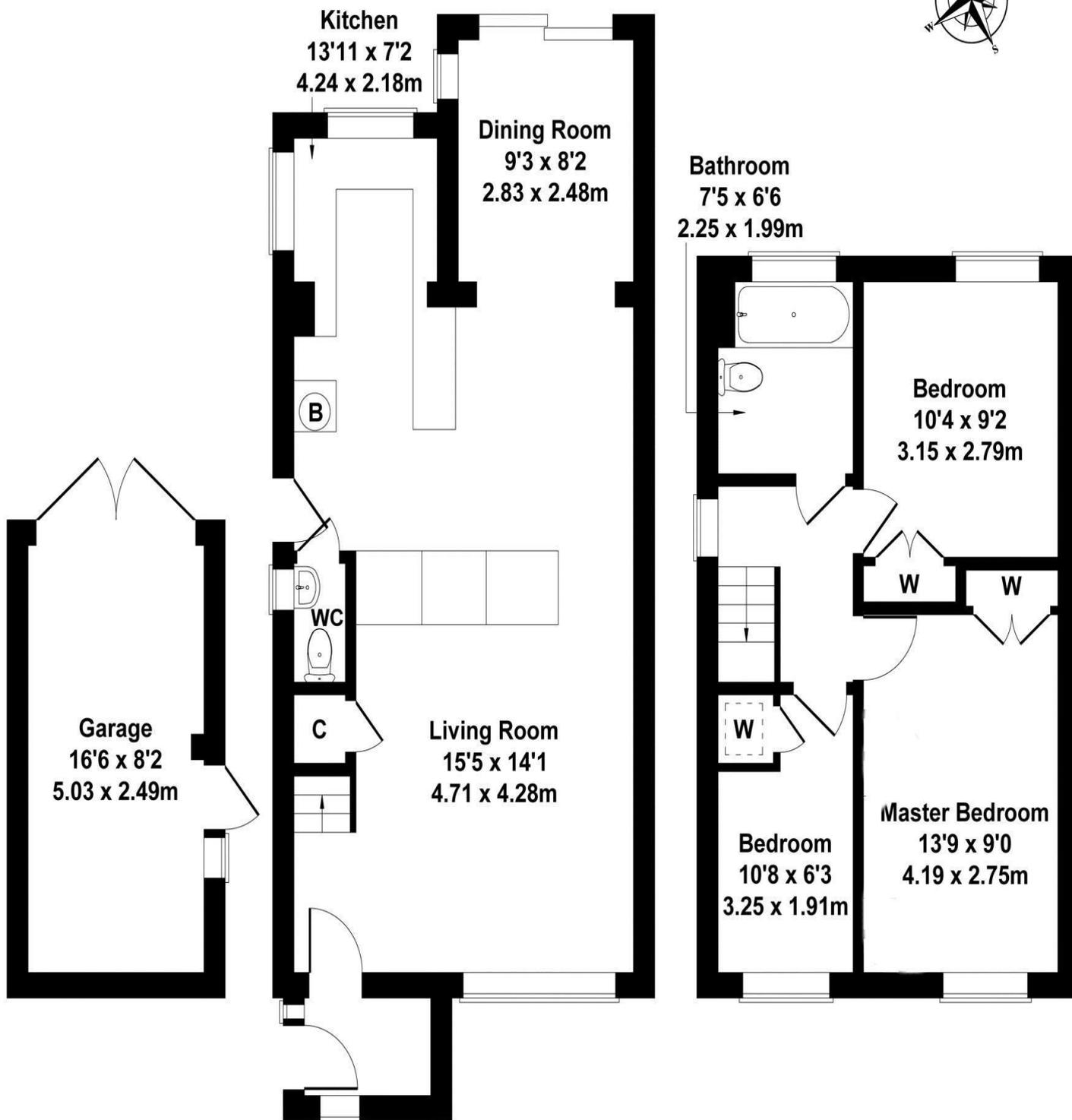
Energy performance certificate band D. Tunbridge Wells council tax band E, £2979.23 for 2026-27.





FLOOR PLAN

Approximate Gross Internal Area
1119 sq ft - 104 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

IMPORTANT NOTICE

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