



**Newlands Road, Tunbridge Wells, Kent, TN4 9AS**

**Guide Price £695,500 Freehold**

- PRICE RANGE £695,000 - £720,000
- A FANTASTIC PROJECT FOR A GROWING FAMILY
- OPTIONS TO EXTEND TO THE SIDE SSTP
- Three/four bedroom semi detached family home
- A utility room
- A garage and large driveway to accommodate a number of cars
- Accommodation spread over three floors
- A delightful well screened rear garden
- Walking distance to the station and well respected junior and senior schools in the area.
- NO FORWARD CHAIN



**\*PRICE RANGE \*£695,000-£720,000\*\* AN AMAZING OPPORTUNITY** to acquire a substantial THREE/FOUR bedroom semi-detached family period home situated in one of the most sought after residential areas of Tunbridge Wells. This very versatile property has options to EXTEND to the side and is currently in need of modernisation throughout. The accommodation is spread over three floors and comprises a Living Room, dining room, kitchen, utility room and cloak room on the ground floor. On the first floor there are three bedrooms and a family bathroom with a staircase leading up to the loft room which has always been used as a family double bedroom. This lovely period home holds the key to a very lucky family who want to be able to grow into the property whilst living in a very popular residential street close to very well respected schools and railway links. There is a delightful good sized, well screened rear garden with a southerly aspect, mainly laid to lawn. The large sweeping driveway will accommodate at least 4 cars. NO FORWARD CHAIN.

### Viewing Information

To view this property, please call Jenny Ireland at Mother Goose Estate Agents.



### Location

This delightful period property is situated in the very heart of the popular 'St Johns' area of Tunbridge Wells. It is walking distance to a number of well reputed Junior and Senior Grammar and Comprehensive Schools and the railway station is a short walk offering a fast service to all the London MLS in under the hour. There is the stunning 'St Johns Recreational Park' within minutes walk from the property where families and dog walkers can enjoy the park facilities. There is a regular bus service to Tunbridge Wells Town Centre, also within a few minutes walk from the property. There are a number of local shops and restaurants close-by and Tunbridge Wells sports centre which has an indoor pool and indoor tennis facilities, is a short walk from the property.

### Ground Floor

#### Porch

A brick built porch with glazed panels and ornate stained glass interior windows into the hallway.

#### Hallway

Radiator. Under-stairs cupboard for storage.





## Cloak Room

WC and an integrated sink to match.

## Living Room

Bay fronted. Feature fireplace accommodating a wood burning stove with tiled hearth. Radiator.

## Dining Room

Double fully glazed patio doors out to the rear garden. Open plan through to the living room. Radiator.

## Kitchen

Window to rear. Tiled effect flooring. A composite work top housing a four ring gas hob with an electric oven below and extractor fan above. Deep sink with drainer and mixer taps. Space for a breakfast table and chairs. Dish washer to remain. A range of eye level and base wall mounted units. Door through to utility room. Steps down.

## Utility Room

Door access to rear garden. Additional window to the side. Tiled flooring. Internal door through to garage. Wall mounted gas combination boiler (just over 5 years old). Washing machine and fridge freezer to remain.



## Garage

Power connected. Up and over door.

## First Floor

### Landing

Stair case to second floor.

### Bedroom One

Bay fronted. Wall to wall built-in fitted wardrobes. Dado rail. Radiator.

### Bedroom Two

Window to the rear. Radiator.

### Bedroom Three/study

Window to front. Radiator.

## Second Floor/Loft Area

### Loft Room

Has always been used as a bedroom for the current owners. Velux windows to side and rear.



Family Bathroom

Window to rear. Tiled flooring. Bath with wall mounted Triton electric shower unit. Wash basin. Radiator.

Separate WC

WC and window.

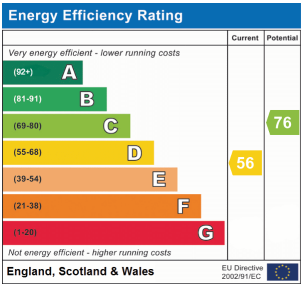
Outside

Front Garden

A very generous space with a sweeping driveway to accommodate a number of cars. A lawn area bordered by mature small trees and shrubs. Gated access to the rear.

Rear Garden

A generous sized paved terrace area with space for a table and chairs . Steps up to a well manicured lawn with an additional raised seating area to the rear. Large shed/summer house to remain.





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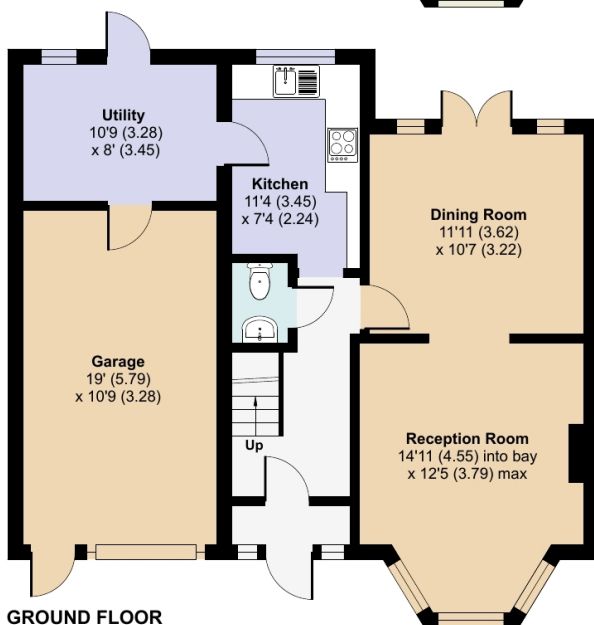
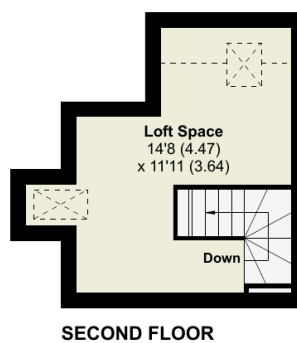
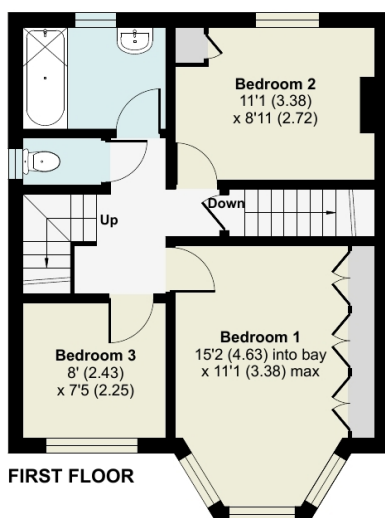
Approximate Area = 1194 sq ft / 110.9 sq m

Limited Use Area(s) = 15 sq ft / 1.3 sq m

Garage = 199 sq ft / 18.4 sq m

Total = 1408 sq ft / 130.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1289036