

4 Ravenswood Avenue

Tunbridge Wells • Kent • TN2 3SG



Kings

Professionals in Property



4 Ravenswood Avenue Tunbridge Wells • Kent • TN2 3SG

Kings are proud to offer this well presented 3 bedroom semi-detached house with off road parking, detached garage and 100ft South facing rear garden in the popular St James's quarter of Tunbridge Wells close to Hilbert Park.

- 3 Bedrooms
- Semi-Detached House
- Off Road Parking
- Detached Garage
- Popular St James's Area
- Scope To Convert The Attic To A 4th Bedroom (stpp)
- Close To Hilbert Park
- 100ft South Facing Rear Garden
- Additional Enclosed Gravelled Courtyard
- Viewing Recommended

EPC Rating: D



Tel: 01892 533367

5 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1NT

E: tunbridgewells@kings-estates.co.uk

www.kings-estates.co.uk



DESCRIPTION

A well-presented 3 bedroom semi-detached house with off road parking, detached garage and 100ft South facing rear garden in the popular St James's quarter of Tunbridge Wells close to Hilbert Park. To the ground floor the accommodation comprises entrance hall with separate cloakroom, sitting room, kitchen / dining room open plan to a family room with doors to rear garden. To the first floor there are 3 bedrooms and a family bathroom. The loft is considered suitable for conversion to a fourth bedroom subject to gaining the necessary planning consent. Externally the house boasts off road parking at the front, a detached garage and a 100ft South facing rear garden.

LOCATION

The property is situated within easy reach of the principal shopping facilities and mainline station with regular commuter services to Charing Cross and Cannon Street. The area is renowned for an excellent choice of educational facilities within the state and private sectors, including the highly regarded St James Primary and grammar schools for both boys and girls. The popular Grosvenor and Hilbert Park is situated just a few hundred metres away, providing a number of sports fields and purpose built play areas as well as a more direct route to High Brooms Railway Station.

Tunbridge Wells Railway Station 1.2 miles, High Brooms Railway Station 1 mile, London 40 miles (All distances are approximate)

ENTRANCE HALL

Stairs to first floor with understairs storage cupboard, door to sitting room, open to kitchen/dining room.

CLOAKROOM S

Side aspect frosted window, tiled floor, low level WC, wall mounted wash hand basin with mixer tap and tiled splashback.

SITTING ROOM

Front aspect bay window.

KITCHEN / DINING ROOM

Open plan room with side aspect window, rear aspect door to patio area and French doors to garden. The fitted kitchen comprises a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset sink with mixer tap and drainer, space and plumbing for washing machine and dishwasher, integrated microwave oven, space for freestanding cooker, wall mounted gas fired boiler. The dining area opens to the family room.



FAMILY ROOM

Side aspect window, large sky light and French doors to the garden.

FIRST FLOOR

LANDING

Side aspect window, doors to all rooms, loft hatch.

MASTER BEDROOM

Front aspect bay window, built in wardrobes.

BEDROOM 2

Rear aspect bay window.

BEDROOM 3

Rear aspect bay window.

BATHROOM

Front aspect frosted window, tiled floor, fully tiled walls, white suite comprising panel enclosed bath with shower and screen over, wash hand basin with mixer tap and storage cupboards under, low level WC.

OUTSIDE

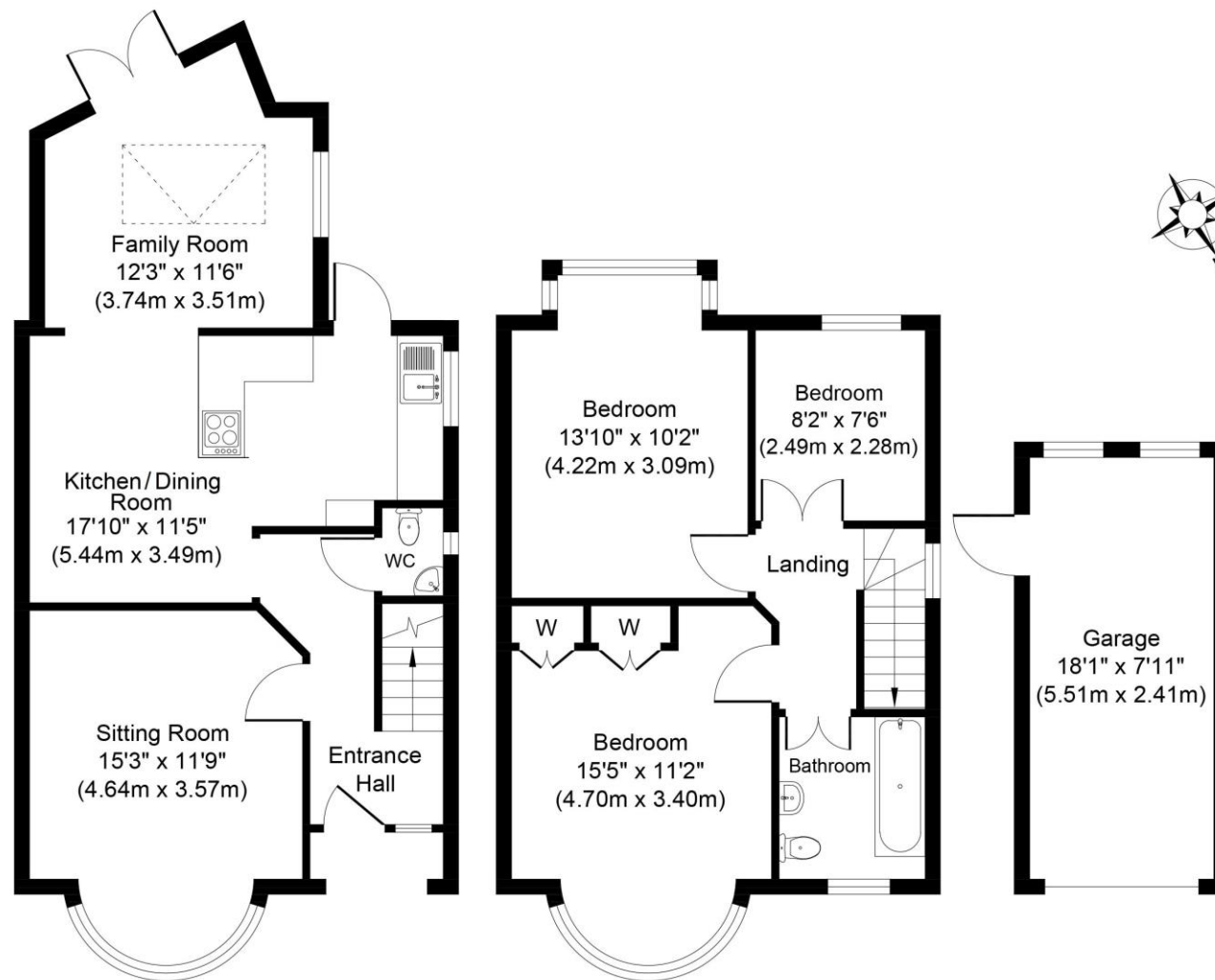
To the FRONT there is off road parking and a drive to a detached garage. This area is gated and stoned and also creates an enclosed courtyard area for Alfresco dining.

To the REAR the South facing garden is mainly laid to lawn with mature shrub borders and measure approximately 100ft. There is a patio area with raised borders, raised decking, brick built BBQ and wooden shed. To the rear of the garden there is also another raised patio area with a pergola.

OTHER INFORMATION

COUNCIL TAX BAND - E - £1,931.51 for the year 2016/17





Ground Floor

First Floor

Garage

House Approx. Internal Floor Area 1008 sq. ft / 93.69 sq. m
 Garage Approx. Internal Floor Area 142 sq. ft / 13.27 sq. m
 Approx. Gross Internal Floor Area 1151 sq. ft / 106.97 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





www.kings-estates.co.uk