



**St James Park, Tunbridge Wells**  
**£1,195,000**

Spacious 5 Bedroom Detached House in the heart of Tunbridge Wells | Freehold



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A spacious five-bedroom detached family house situated in the highly sought-after location of Royal Tunbridge Wells.

This impressive property boasts generous living space throughout. The ground floor features two spacious and bright reception rooms. At the heart of the home is a sleek, modern kitchen complete with an impressive central island offering plenty of storage, seamlessly flowing into a dedicated dining room.

The lower ground floor offers a versatile space that can serve as a home office or gym, as well as a practical utility room for added convenience.

Upstairs, the property accommodates five well-proportioned bedrooms, including three modern bathrooms, two of which are stylish en suite shower rooms—providing convenience.

Outside, the rear garden offers a serene and low-maintenance retreat, thoughtfully designed with a sunken dining table for alfresco entertaining, alongside a decked area, patio, and mature shrubs that create a private and inviting outdoor space.

To the front of the property, a spacious driveway provides parking for two to three cars. Located in the desirable St James' Park area, this impressive home is within easy reach of excellent local schools, transport links, and the amenities of Tunbridge Wells.

Council Tax Band: G

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden, Rear Garden

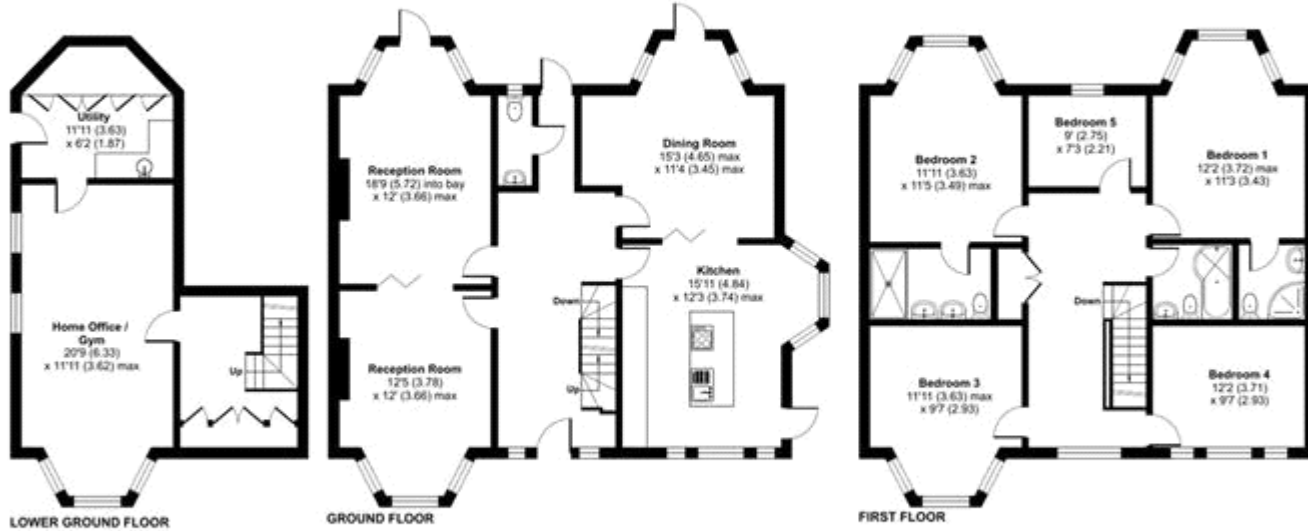


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

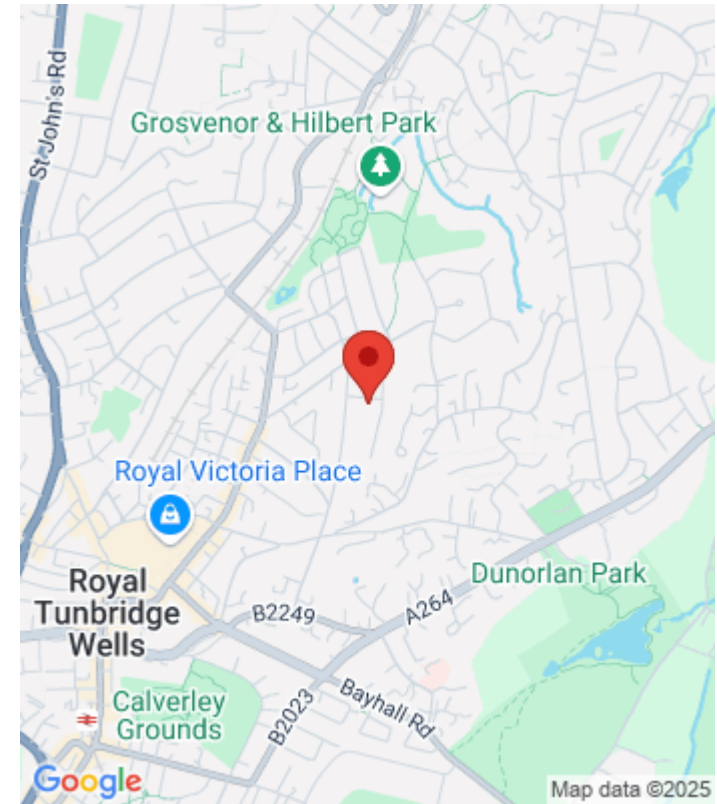
# St. James Park, Tunbridge Wells, Kent, Tunbridge Wells, TN1

Approximate Area = 2605 sq ft / 242 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n6/hec0m 2024. Produced for Presence & Co. REF: 1107551



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	81	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.