



3 Stewart Road, Tunbridge Wells, TN4 9BH.

Jack Charles  
Estate Agents

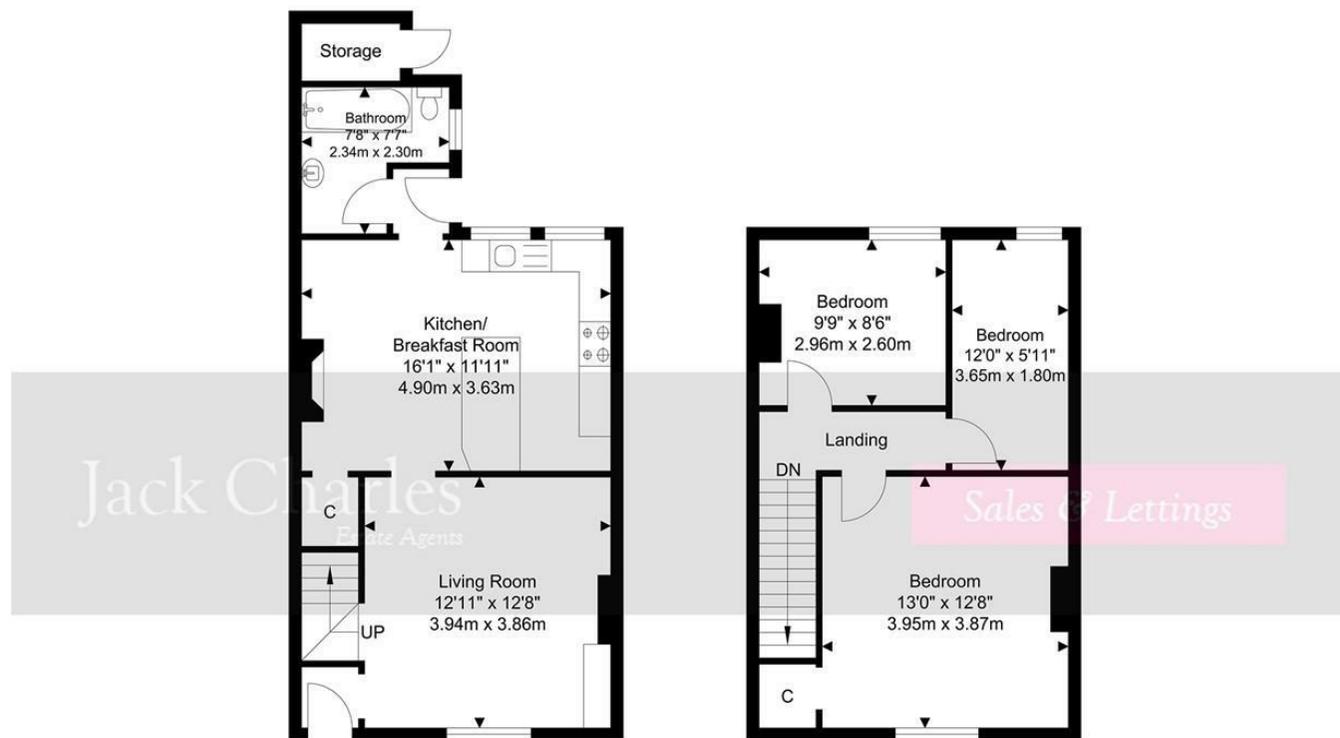
Asking price £425,000

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Sales & Lettings

- 3 bedroom Terraced house
- Stunning Kitchen / Breakfast room
- Located close to amenities
- Stylish bathroom
- Recently renovated
- Close to main line station
- Spacious reception room
- Recently turfed rear garden
- Viewing recommended

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor  
Approximate Floor Area  
481.79 SQ.FT.  
(44.76 SQ.M.)

First Floor  
Approximate Floor Area  
404.50 SQ.FT.  
(37.58 SQ.M.)

TOTAL APPROX FLOOR AREA 886.30 SQ.FT. (82.34 SQ. M.)

For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to offer this beautifully renovated home, ideally positioned for the main line station.

This attractive three bedroom property strikes the perfect balance between character and contemporary design, creating a home that feels both stylish and practical. It will appeal to families looking to secure a strong school catchment, as well as professionals wanting swift access to the station and town centre.

The ground floor provides a well proportioned reception room, the kitchen has been thoughtfully remodelled to a high standard and forms a real focal point of the property. Contemporary cabinetry, quality appliances and generous storage including a breakfast island combine to create a space that is both functional and visually impressive. This leads through to a rear lobby and the modern bathroom which is well appointed and finished to a high standard, serving the household with ease. The overall feel is warm and inviting, with a natural flow that works equally well for entertaining or relaxed evenings at home.

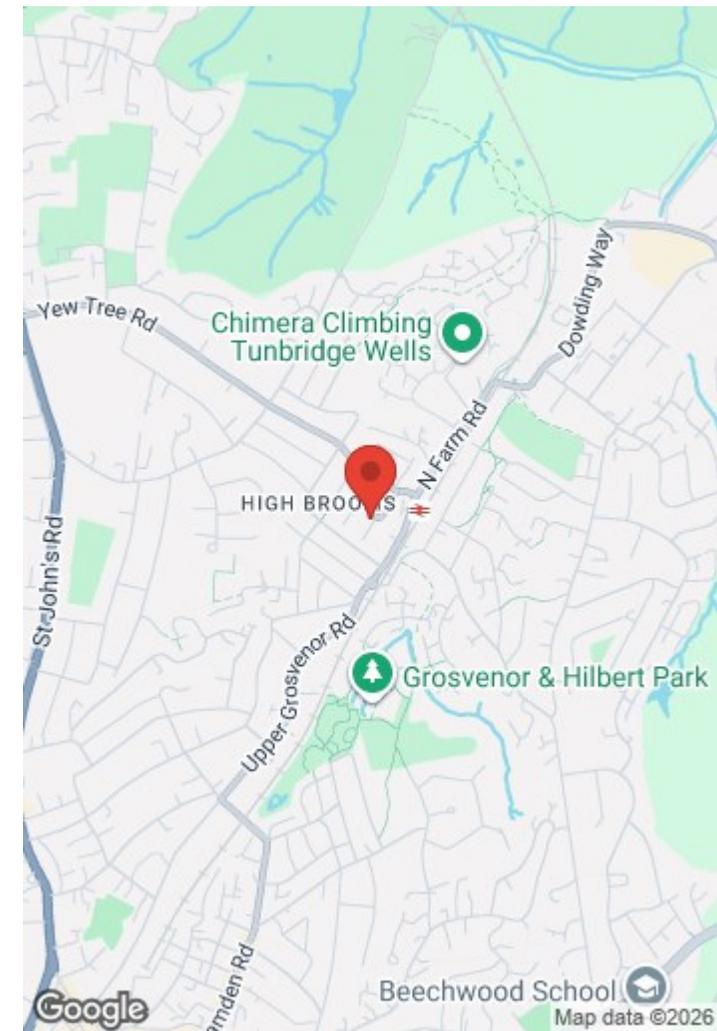
Upstairs, there are three generous bedrooms, each benefiting from excellent natural light. The proportions allow for comfortable furnishing without compromise.

Outside, the garden is raised and has been recently lawned, it is a good size and complements the house.

This is a superb opportunity to secure a turnkey home in one of Tunbridge Wells' most desirable residential pockets, combining quality renovation, versatile accommodation and prime positioning.

## High Brooms

Located in the highly sought after area High Brooms, Tunbridge Wells. The property is a short walk from High Brooms station and approx. 5-minute walk from Grosvenor & Hilbert Park. Tunbridge Wells town centre is a little further and has an extensive range of shops, recreational and entertainment facilities. The famous 'Pantiles' with its range of bars, shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. The A21 is also within easy reach and links with the M25.





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