



52 Yew Tree Road, Tunbridge Wells, TN4 0BN.

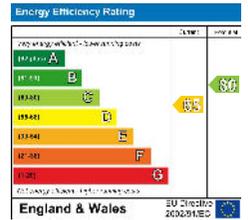
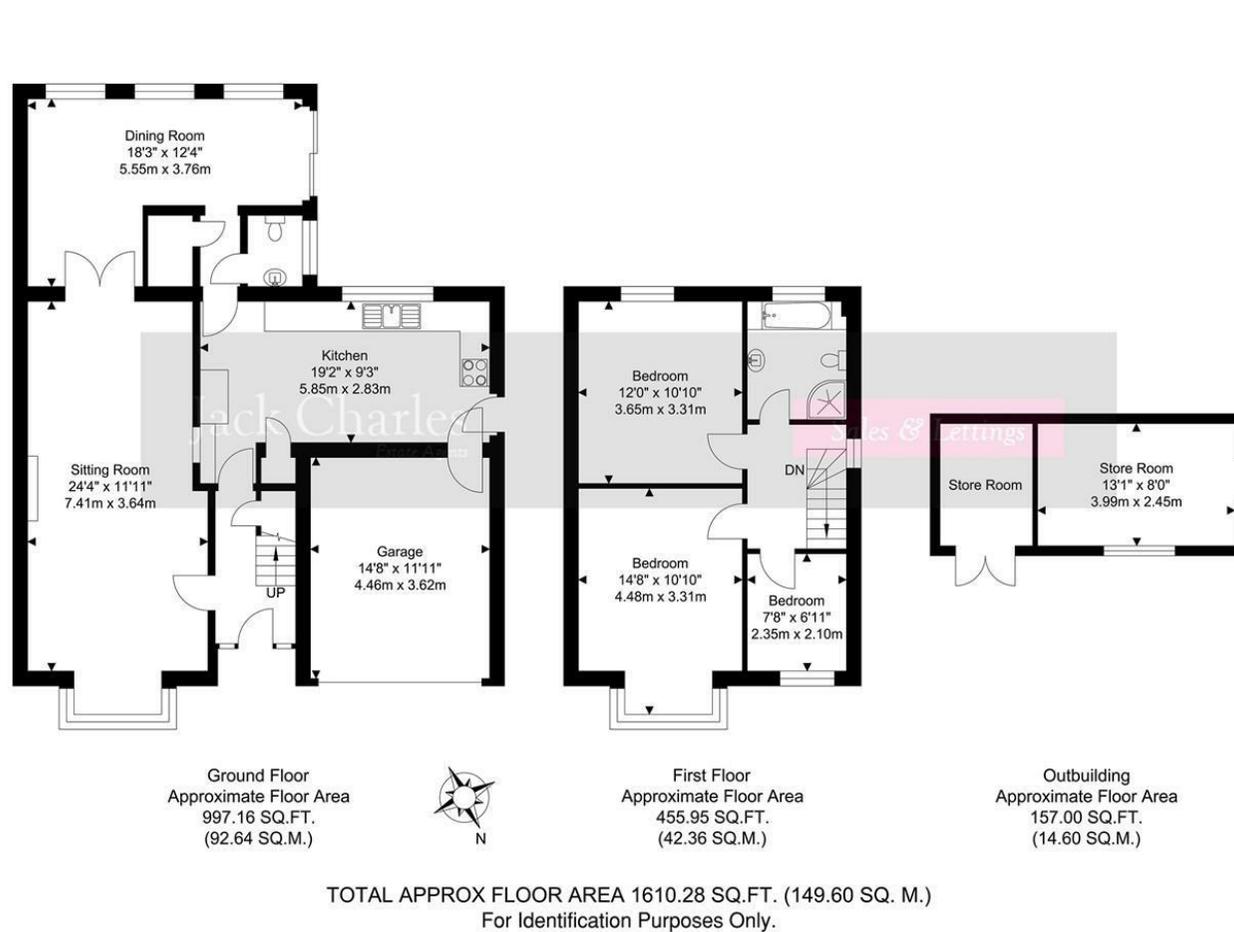
Offers in excess of £735,000

Jack Charles  
Estate Agents

Sales & Lettings

- Detached Family Home
- Planning Ref no 12/03507/HOUSE
- Popular Location
- Lapsed Planning to extend to 5/6 Bedrooms
- Large Rear Garden
- Garage & Driveway
- Requires modernisation and Improvement
- Lots of Potential
- Viewings are 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.



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## To Be Sold

Jack Charles are delighted to offer for sale an opportunity to purchase a super detached family home with plenty of scope to extend into a substantial family home. The property has lapsed planning to enlarge into a 5/6 bedroom home and we feel that this could be reapplied for and altered to suit a buyer's needs. To the ground floor is a spacious sitting room with a box-bay window to the front, double doors leading to the dining room. There is an inner hall leading to a WC and back to the kitchen which could do with replacement and has access to both the garden and the garage.

On the first floor, the property has three bedrooms and a family bathroom with a bath and a separate shower. There is a window to the side where we believe could provide the access to a first floor extension. Outside the property has a drive to the front from an 1 and ½ sized garage and to the rear is a large rear garden with an outbuilding that could be developed to a home office or replaced. It is south-west facing and has established plants, shrubs, and trees.

The reference number for the lapsed planning permission for the two-storey side and rear extension, along with a roof conversion, is 12/03507/HOUSE

## Location

Yew Tree Road is well-placed for Southborough's local shops, picturesque cricket green and Common. The larger centres of Tunbridge Wells and Tonbridge offer a more comprehensive range of shopping including supermarkets, boutiques, department stores and restaurants.

The property is superbly placed for access to mainline stations at High Brooms, Tonbridge and Tunbridge Wells as well as the A21 with links to the M25 motorway network. The area is renowned for an excellent choice of private and state schools including a number of Grammar schools for both boys and girls.

High Brooms Station 0.5 of a mile (London from 31 minutes), Tunbridge Wells Station 2.3 miles, (London from 42 minutes), Tonbridge Station 3.6 miles (London from 32 minutes), A21 (Tonbridge) 2.5 miles. (All times and distances are approximate)





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