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## Birch Close, Tunbridge Wells

Offers In Region Of £365,000

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This charming home boasts a large driveway with parking for approximately three cars – a rare find in such a well-connected area – offering excellent versatility and convenience.

Step inside to a welcoming entrance hall, ideal for storing outdoor shoes and coats, which leads into the main living areas. To your left, you'll find the staircase with handy understairs storage, perfect for keeping the home tidy and organised. Straight ahead, the L-shaped kitchen impresses with ample overhead and base storage, integrated hob with extractor fan, and beautifully finished work surfaces. A window above the sink floods the space with natural light, creating the perfect atmosphere for cooking.

Through an archway just off the kitchen, the spacious living/dining room awaits. This open-plan area is perfect for family meals, relaxing, and entertaining. One side features a large window, while the other opens via sliding doors to the sun-soaked rear garden, creating a tunnel of light and an inviting, airy feel.

Upstairs, the landing leads to the main rooms. Directly ahead is the wet-room style family shower room, equipped with an accessible shower and a sleek wash basin. Two windows ensure plenty of natural light fills the space.

Adjacent is the second bedroom, a comfortable double with ample space for furniture and views overlooking the rear garden.

The spacious principal bedroom offers a bright and airy feel, thanks to two large windows, with ample room for wardrobes and other furniture.

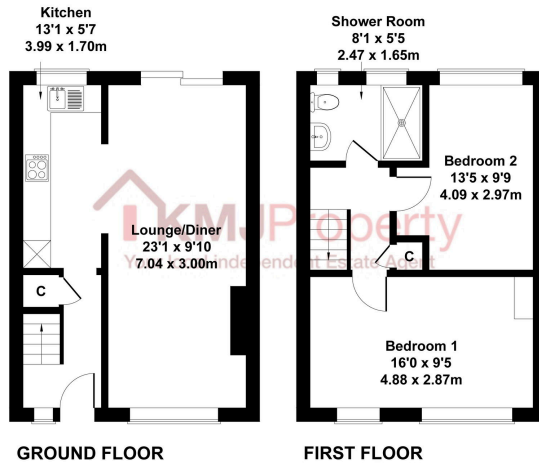
The sun-soaked rear garden is a real highlight, featuring a decking area perfect for outdoor dining in the warmer months, an outdoor storage space ideal for garden tools, and a vegetable patch for gardening enthusiasts.

Located in the highly sought-after town of Tunbridge Wells, this home is perfectly situated within easy reach of the town centre, offering a wide range of bars, restaurants, coffee shops, and shops. The mainline station is just a 10-minute drive away, providing direct services to London and the coast. Tunbridge Wells is also renowned for its excellent primary and secondary schools.



## Birch Close

Approximate Gross Internal Area  
732 sq ft - 68 sq m



- 2 Spacious Bedrms
- Open Plan Living
- Well-Equipped Kitchen
- Driveway for 3 Cars
- Close Proximity to Local Amenities
- Ideal for Families or Investors
- Large Garden
- EPC:
- Council Tax Band: C



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT  
IN CROWBOROUGH

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📍 Forest Row

BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT  
IN TUNBRIDGE WELLS