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Now available with Vacant Possession

**Windmill Street**

Tunbridge Wells, Kent, TN2 4UU

**Guide Price £450,000-£475,000**

# Windmill Street,

Tunbridge Wells, Kent, TN2 4UU

## Key Features

- Three-Bedroom Semi-Detached Home
- Two Reception Rooms
- Within excellent school catchment area
- Private Driveway & Garage
- Now available with vacant possession.
- Rear South Facing Garden

## Description

The property comprises a 3 bedroom semi detached house with hallway, kitchen, living room and dining room/study. There is a downstairs WC located under the stairs.

The first floor comprises a principle bedroom and two further bedrooms. There is a family bathroom.

Externally there is a private driveway with space for one vehicle and garage. To the rear is a private garden, which is also accessed from the dining room/study through French doors. There is potential for further expansion of the property, subject to gaining the necessary consents.



## Windmill Street,

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### Location

The property is situated on Windmill Street, a quiet residential street within easy walking distance of Tunbridge Wells town centre and mainline station with trains to London Bridge, Charing Cross and Cannon Street (47mins). Schooling in the area is also excellent with a number of both private and state schools within easy reach including Skinners Academy, Sacred Heart School, Skinners School for Boys and Tunbridge Wells Girls Grammar School.

Tunbridge Wells it itself is a town steeped in heritage charm with a number of boutique shops, restaurants and cafes all within easy walking distance of the property. The famous Dunorlan Park is also just a short work with acres of park to explore, a cafe and a beautiful lake.

### Supplementary Information

- EPC Rating E
- Council Tax Band D
- Ultrafast Broadband Available
- Tunbridge Wells Borough Council

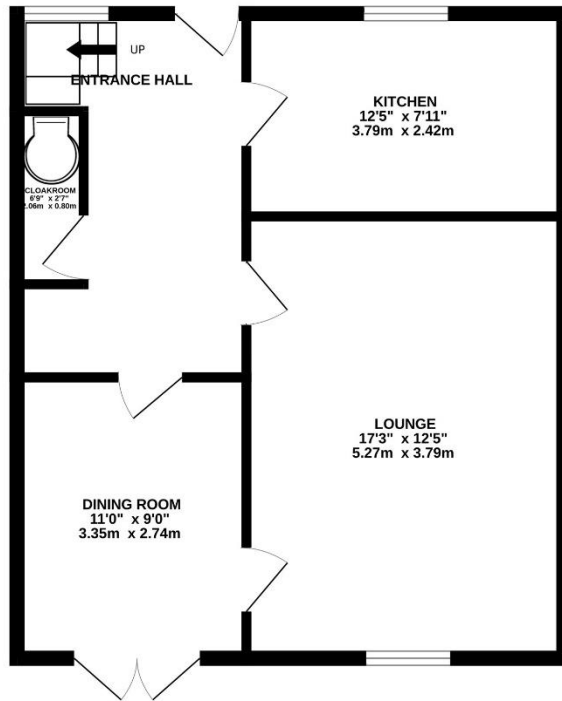
**For all viewing enquiries please contact Sibley Pares  
Residential Department on 01622 673086**



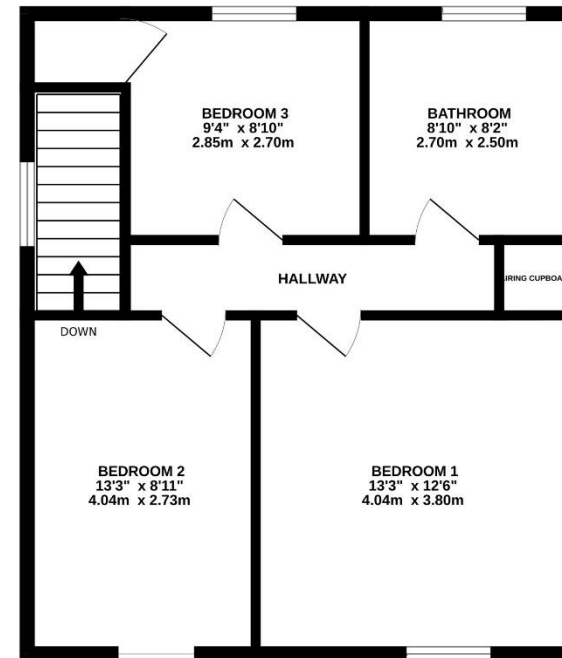


# Floorplan and Dimensions

**GROUND FLOOR**  
558 sq.ft. (51.8 sq.m.) approx.



**1ST FLOOR**  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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NOTE: Rental, prices or any other charges are inclusive or VAI unless otherwise stated.

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