



**27 Farmcombe Road**  
Tunbridge Wells Kent

A spacious family home situated on a much sought-after road a few minutes' walk from Claremont School and within easy reach of the town centre and mainline station, benefiting from three double bedrooms, two bathrooms, large driveway, secluded garden, and offering potential for further enlargement if required.

## Guide price £850,000-£875,000 Freehold

### Situation:

The property is situated in a much sought after road a few minutes' walk from the favoured Claremont School and benefits from a convenient position being within easy reach of the town centre and mainline station.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

### Description:

This attractive property has been extended to create a spacious family home which offers the potential to enlarge still further if required and features a good-sized and secluded rear garden in addition to a driveway providing parking for 4/5 cars.

The home is arranged over two floors and includes, on the ground floor; a porch; a good sized hallway with wood engineered flooring with adjacent downstairs w/c; a noticeably spacious living room (extending to almost 24ft) featuring wood engineered flooring, a bay window with New England style shutters, and a Chilli Penguin wood burner as its focal point; a kitchen with a wide range of Shaker style wall and base units, complementary granite work surfaces and splashbacks, attractive ceramic tile flooring, stainless steel sink and drainer with additional waste disposal unit, and integrated appliances including a Neff 6 ring range with stainless steel extractor, Neff dishwasher, washer/dryer, and Samsung American style fridge providing filtered water and ice; and a well-proportioned dining room with ceramic floor tiling and French doors providing access to the garden. On the first floor is a spacious landing with adjacent storage cupboard, and three good-sized double bedrooms with the principal bedroom benefiting from fitted wardrobes and an en suite bathroom with large walk-in shower with both rain and separate shower heads, heated towel rail, and attractive wall and floor tiles. Also located on this floor is a good-sized family bathroom featuring a free-standing bath with shower over, heated towel rail, and wall and floor tiling.

To the front of the property is a brick driveway providing parking for 4/5 cars, and to the rear is a good-sized secluded garden mainly laid to lawn with a large patio ideal for outdoor entertaining as well as Summerhouse style shed.

**Services:** Mains water and electricity. Gas-fired central heating.

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

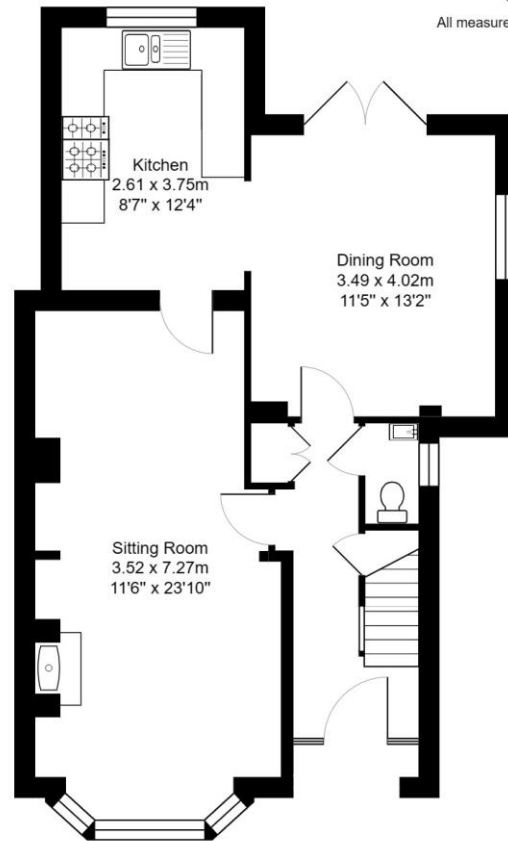
**Council tax band:** D (£2032.77 per annum)

**Current EPC Rating:** D

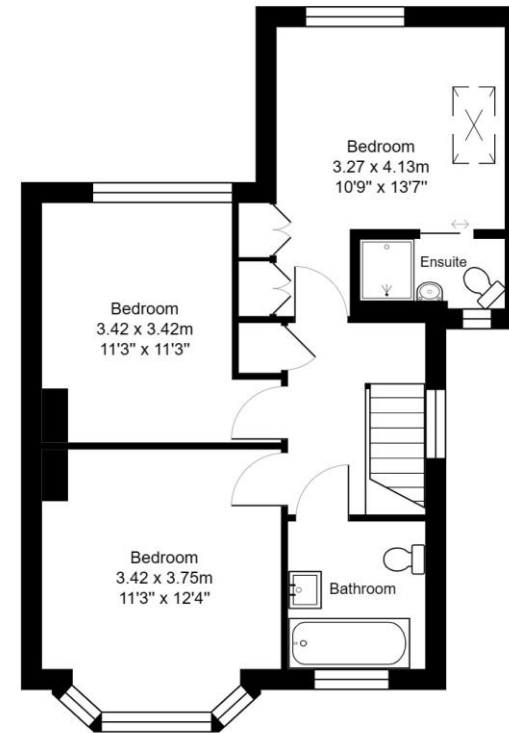
**Property address:** Postcode TN2 5DE



Total Area: 106.9 m<sup>2</sup> ... 1150 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Ground Floor  
Area: 59.1 m<sup>2</sup> ... 636 ft<sup>2</sup>



First Floor  
Area: 47.8 m<sup>2</sup> ... 514 ft<sup>2</sup>

#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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