



## 27 The Avenue, Tunbridge Wells, TN2 3FJ £2,475 Per month



TN Lettings is proud to bring this beautiful 3 double bedded detached property to the rental market. It is an exceptional property that is a must view.

Firstly the entrance hall opens up to the lounge, kitchen diner and cloakroom. The lounge is large and leads to a glass balcony bringing the outside in and with peace and quiet. The kitchen is well equipped with oven, hob, large fridge freezer and all appliances are of a fantastic quality. The dining area has room for a large table allowing the whole family to dine in the comfort of space. The property also has a well equipped utility room allowing the door to be closed on all things washing and keep it hidden.

Upstairs we have 3 double bedrooms with the master being the biggest with built in wardrobes and also its very own ensuite

The property has a double garage which can comfortably house 2 cars, bikes and all that is needed and lastly there is a good sized rear garden edged with planters, a good sided patio and a simple lawn making it look green and elegant


PETS ACCEPTABLE

This property really is a must view!

- Pets Friendly
- Open Plan Kitchen Dining Room
- 200 Acres of Woodland
- Triple Glazed Property
- Glass Surround Balcony To Living Room
- Three Double Bedrooms
- Utility Room
- Large Double Garage



### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>94</b> |
| (81-91) <b>B</b>                            | <b>84</b>   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |