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Yew Tree Road, Tunbridge Wells, TN4 0BN

£700,000

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A fantastic opportunity to develop and update this spacious three-bedroom detached home, subject to planning permission. With lapsed consent for a two-storey side and rear extension with a roof conversion (ref: 12/03507/HOUSE), this property offers immense potential to create a stunning family home.

Ideally located for access onto the A21, this home is perfectly positioned within reach of highly regarded grammar schools and the mainline train station.

The Accommodation comprises of a generous sitting room with a charming box-bay window overlooking the front, double doors lead seamlessly into the dining room, which opens onto the rear garden, a well-proportioned kitchen, accessible from the hallway, with direct access to both the garden and the integral garage. three good-sized bedrooms on the first floor, all served by a family bathroom, complete with both a bath and a separate shower. Externally the property benefits from ample off-street parking on the driveway, as well as an integral garage. The southwest-facing rear garden is a standout feature, boasting a patio area, an expanse of lawn, and beautifully established plants, shrubs, and trees. Additionally, a detached store provides further practical storage space. A Viewing is highly recommended!

EASE QUOTE REFERENCE JW0477 ON ALL ENQUIRIES

Important Information on Anti-Money Laundering Check

We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance in ensuring the accuracy and continuous monitoring of these checks. Our compliance partner, Move Butler, will carry out the initial checks on our behalf. They will contact you and where possible, a biometric check will be sent to you electronically only once your offer has been accepted.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-Money Laundering checks before your offer can be formally accepted.





- DEVELOPMENT PROJECT
- CLOSE PROXIMITY TO GRAMMAR SCHOOLS
- EXCELLENT LOCATION FOR ACCESS FOR THE A21
- EASE QUOTE REFERENCE JW0477 ON ALL ENQUIRIES
- WALKING DISTANCE TO MAINLINE STATION

