



Price
£335,000

Freehold

3x  1x  1x 

**Sandhurst Close,
Tunbridge Wells, Kent,
TN2**

Wards
Helping you move forwards



Main features

- **Spacious throughout with plenty of natural light**
- **Short walk to High Brooms station**
- **Amazing location with local amenities on your doorstep**
- **Perfect opportunity for investors**
- **Available chain free**



Nearest Schools

Primary Schools: Temple Grove Academy 0.3 miles, St John's C of E Primary 0.4 miles, St Barnabas C of E Primary 0.5 miles

Secondary Schools: Tunbridge Wells High School 0.7 miles, The Skinners' School 0.7 miles, Beechwood Sacred Heart School 0.7



Transport Information

Train Stations: High Brooms 0.2 miles, Tunbridge Wells 1.2 miles, Frant 2.9 miles

Accommodation

GROUND FLOOR

Hallway

Cloakroom

Kitchen: 14'9 x 10'7 (4.50m x 3.23m)

Lounge: (L-shaped) 17'7 x 15'3 (5.36m x 4.65m) plus 8'6 x 10'6 (2.59m x 3.20m)

FIRST FLOOR

Landing

Bedroom 1: 13'8 x 8'7 (4.17m x 2.62m)

Bedroom 2: 10'5 x 5'9 (3.18m x 1.75m)

Bedroom 3: 14'9 x 10'7 (4.50m x 3.23m)

Bathroom

OUTSIDE

Garage: 17'9 x 7'8 (5.41m x 2.34m)

Off Road Parking

Front & Rear Gardens

Call Tunbridge Wells - 01892 542767 ■ wardsofkent.co.uk

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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