



Connells

Green Way
Tunbridge Wells



Property Description

GUIDE PRICE £290,000 - £300,000

A superb home situated at the end of a quiet cul-de-sac with no passing traffic. This property would be ideal for a first time buyer looking to make the exciting step onto the property ladder. An investor looking for the first or to add to their portfolio or someone looking to downsize!

The accommodation comprises of, Entrance hall, kitchen to the front and lounge with direct access onto the garden at the rear. Upstairs, you'll find two double bedrooms and a bathroom. Allocated parking space to the front and a pleasant enclosed rear garden with rear access gate.

Green Way is located to the North of Tunbridge Wells and is connected by train to London and Hastings with fast and frequent services to London Bridge, Waterloo East, Cannon Street and Charing Cross in under one hour from stations at Tunbridge Wells & High Brooms.

By car, the A21 can be accessed from Tunbridge Wells or Tonbridge, linking to the M25 and the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus.

Tunbridge Wells offers plenty of shopping and leisure facilities and of course the historic pantiles which is arguably the main attraction of the town.



Entrance Hall

Kitchen

10' 10" x 5' 9" (3.30m x 1.75m)
Fitted with wall and base units, work surfaces, sink with drainer, electric oven, electric hob, plumbing for a washing machine. Window to the front.

Lounge

13' 10" x 11' 9" (4.22m x 3.58m)
Carpeted room with radiator and patio door to the rear onto the garden.

Landing

Carpeted with airing cupboard.

Bedroom One

11' 9" x 8' 11" (3.58m x 2.72m)
Carpeted double bedroom with radiator and window to the rear.

Bathroom

WC, wash hand basin, bath with shower over, towel rail.

Bedroom Two

9' 1" x 8' 6" (2.77m x 2.59m)
Carpeted double bedroom with radiator and two windows to the front. Large storage cupboard housing the boiler.

Garden

Patio off the house, steps up to an area of lawn and shed. Rear access gate.

Allocated Parking Space





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

view this property online connells.co.uk/Property/TWL404765

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL404765 - 0004