



Connells

Albany Hill
Tunbridge Wells



Property Description

GUIDE PRICE £900,000 - £950,000

A well proportioned family home located within a highly sought after location for the popular St. James primary school. The accommodation is warm and inviting while being well presented throughout.

The accommodation features, Entrance Hall, Cloakroom, Kitchen Dining Room with central island breakfast bar, Utility Room, Garage Conversion, and Lounge complete the Ground floor. The first floor consists of, Bedroom Four/Study, Bedroom Three, Family Bathroom, Bedroom Two and Bedroom One with En suite shower.

The rear garden is fence enclosed and tiered, a large area of decking off the Kitchen Dining Room which wraps around to the side of the house to a second seating area. A couple of steps up there is a larger area of lawn.



Entrance Hall

Cloakroom

Lounge

19' 9" x 12' 2" (6.02m x 3.71m)

Kitchen Dining Room

22' 4" x 15' 11" (6.81m x 4.85m)

Utility Room

Study / Bedroom Five

9' 8" x 6' 7" (2.95m x 2.01m)

Landing

Bedroom One

14' 10" x 12' 2" (4.52m x 3.71m)

En Suite

Bedroom Two

14' 10" x 9' 11" (4.52m x 3.02m)

Bedroom Three

13' 8" x 7' 8" (4.17m x 2.34m)

Family Bathroom

Bedroom Four

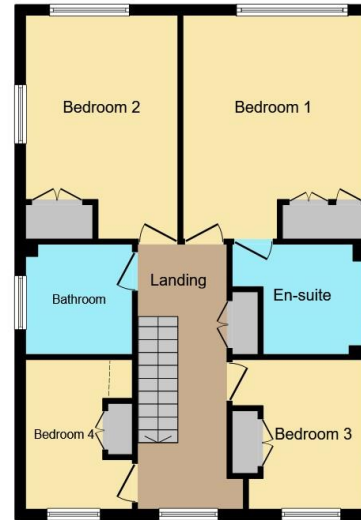
9' 11" x 7' 10" (3.02m x 2.39m)





Ground Floor

Floor area 96.4 m² (1,037 sq.ft.) approx



First Floor

Floor area 68.2 m² (734 sq.ft.) approx



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

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EPC Rating: D

view this property online connells.co.uk/Property/TWL405319

Tenure: Freehold



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