



**Connells**

Green Way  
Tunbridge Wells



### Property Description

GUIDE PRICE £400,000 - £425,000

Stepping into this modern and well kept home through the front door, you'll enter to the well presented sitting room. The sitting room is cosy and comfy, with room for a large sofa, fireplace and plenty more.

The open plan kitchen diner welcomes you with a recently upgraded kitchen, meaning hosting your dinner parties and gathering the family for meals has never been easier! The back door leads onto the patio of your private garden, with a lower lawn and side access to the garage.

The private garden and patio welcomes a tranquil place to kick your feet up, take a breath and relax outside. Back inside, bedroom one is a good sized double with built in wardrobes, with bedroom two and three off of the landing. The bathroom is fitted with a modern suite, including a wash hand basin and bathtub.

There is a rear entrance gate leading along and out to your garage and off road parking.



**Sitting Room**

13' 10" x 13' 1" ( 4.22m x 3.99m )

**Kitchen**

10' 5" x 13' 9" ( 3.17m x 4.19m )

**Bedroom 1**

11' 3" x 10' 6" ( 3.43m x 3.20m )

**Bedroom 2**

6' 8" x 9' 5" ( 2.03m x 2.87m )

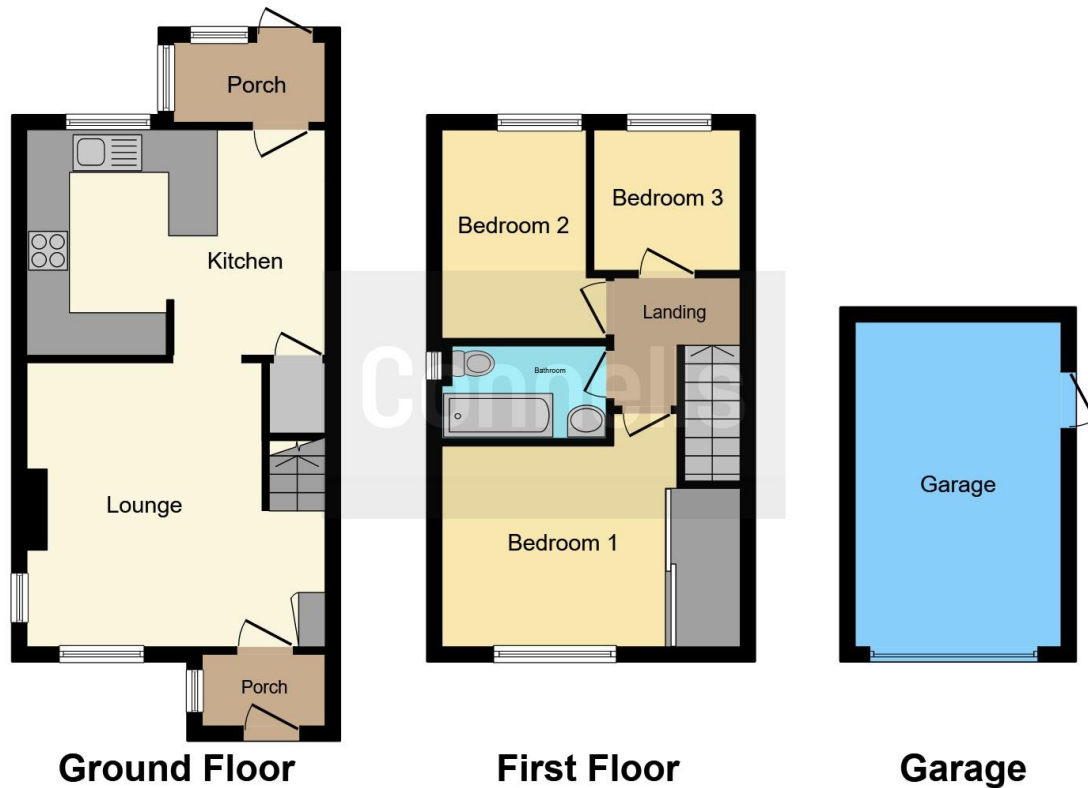
**Bedroom 3**

6' 8" x 6' 11" ( 2.03m x 2.11m )

**Bathroom**

8' 1" x 4' 11" ( 2.46m x 1.50m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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