



Connells

Liptraps Lane
Tunbridge Wells



Property Description

This is a wonderful opportunity to acquire a three-bedroom house, ideally located within walking distance of High Brooms mainline station, offering direct connections to London in under an hour. The property is also just minutes from North Farm Estate, making it an excellent choice for both commuters and professionals.

The ground floor comprises a spacious, recently refurbished kitchen with marble worktops and ceramic sink and offers ample space for a dining table, providing a great setting for family meals. The generous living room offers a bright and airy feel, with large patio doors that open directly onto the rear garden, allowing plenty of natural light to fill the space. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property offers three bedrooms - two generously sized doubles and a single. The family bathroom has been recently updated to a high standard.

Externally, the property benefits from a low-maintenance, private rear garden, perfect for outdoor entertaining or simply relaxing. The home also includes off-street parking.

With its spacious layout, modern finishes, and desirable location, this property is an ideal choice for a growing family or professionals seeking easy access to transport links and local amenities.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen/Dining Room

18' 7" Max x 9' 5" Max (5.66m Max x 2.87m Max)

Lounge

15' 9" Max x 12' 7" Max (4.80m Max x 3.84m Max)

Landing

Bedroom One

13' 10" Max x 8' 11" Max (4.22m Max x 2.72m Max)

Bedroom Two

12' 9" Max x 8' 11" Max (3.89m Max x 2.72m Max)

Bedroom Three

9' 6" Max x 6' 5" Max (2.90m Max x 1.96m Max)

Bathroom

Front Garden

Rear Garden

Private rear gated access to communal carpark

Location

A brilliant location within walking distance of High Brooms mainline station offering direct links to London. North Farm Retail Park is

close by providing a vast array of shops from Homesense to M&S. Located in a quiet residential cul de sac. Easy access to A21 leading on to M25.

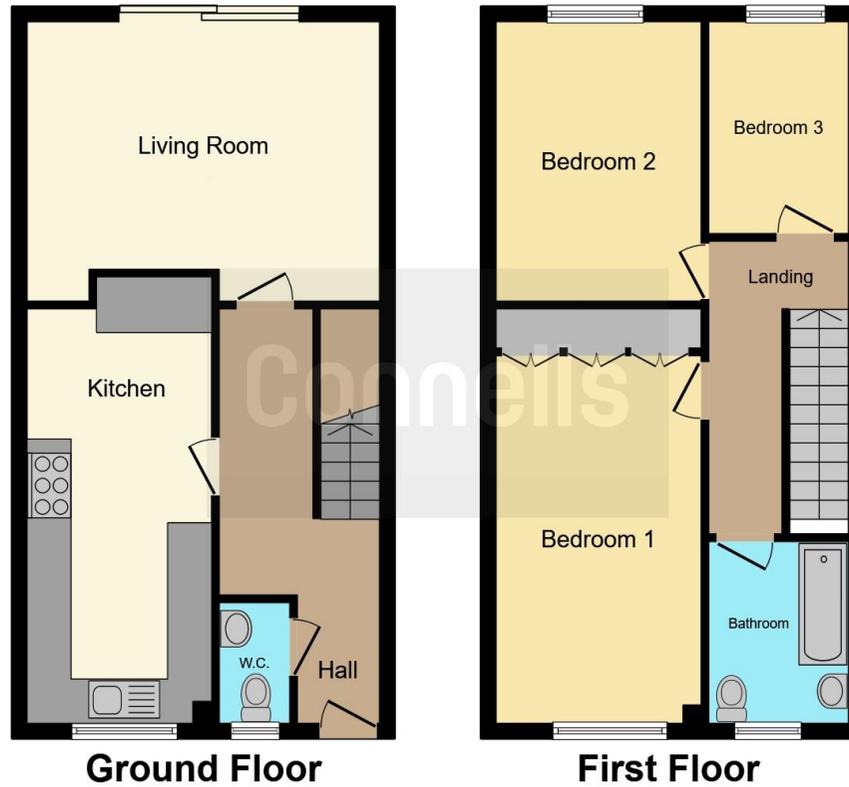
Additional Upgrades

We understand the property benefits from a new Vaillant combi boiler installed 2024, new consumer unit, plug sockets in kitchen and sitting room have USB. PIR lighting in hallway and on landing, new carpets in bedrooms and on stairs, New smoke and carbon monoxide detectors, hardwood flooring throughout downstairs and on landing, recently renovated bathroom suite and a brand new Composite front door.









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

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EPC Rating: C

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Tenure: Freehold



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