



Norfolk Road, Tunbridge Wells, Kent TN1 1TD  
Guide Price £900,000 Freehold

When experience counts...

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This characterful home enjoys an enviable position within the 'old village' area of the town and located at the head of the road, immediately opposite and overlooking The Grove Bowls Club. The location affords fantastic access to the town's highly regarded amenities being within 0.25 of a mile of the mainline railway station, the High Street and Chapel Place with its cafe culture and eateries and significantly approximately 700 yards from Claremont primary school. Of particular note is the parking at the side of the house which comfortably houses two cars, or three with a squeeze. The vendors may also apply for a residents parking permit / visitors permits to further complement the parking. This semi-detached delightful house has contemporary fittings and bright and spacious rooms. Of particular note is the open plan kitchen / dining room located at the rear which opens directly to the landscaped rear garden. The stylish modern kitchen has integrated appliances and there is a useful and good sized utility room. Upstairs, the principal bedroom has a large square bay window with New England shutters and overlooks the bowling green and has a stylish en suite shower with window. There are three further bedrooms and a family bathroom. Outside, at the side, is a parking area, with gated side access to the garden, together with an enclosed and private front garden.

- Prime Location in 'Village Area'
- Approx. 700 Yards from Claremont Primary School
- Overlooking Bowling Green
- Open Plan Kitchen / Dining Room
- Wood Burner Stove
- Utility Room
- En Suite Shower Room
- Family Bathroom
- 4 Bedrooms
- Off Street Parking x2





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

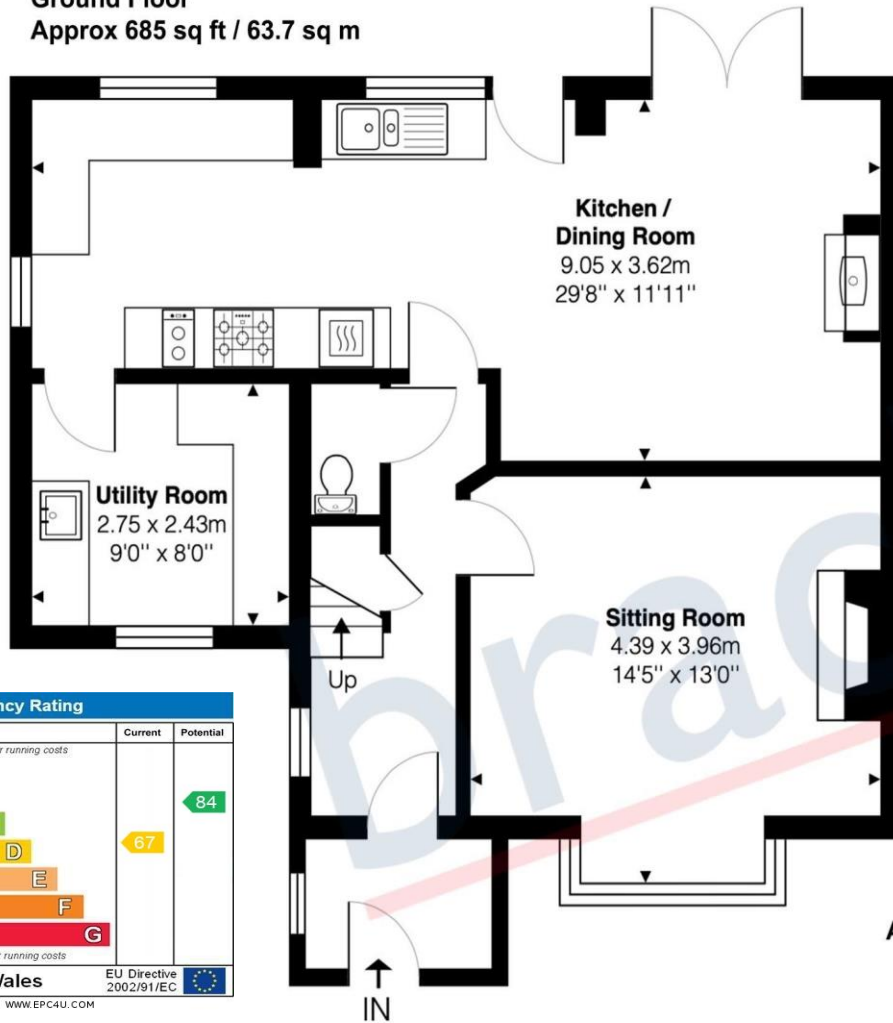
Council Tax Band: E



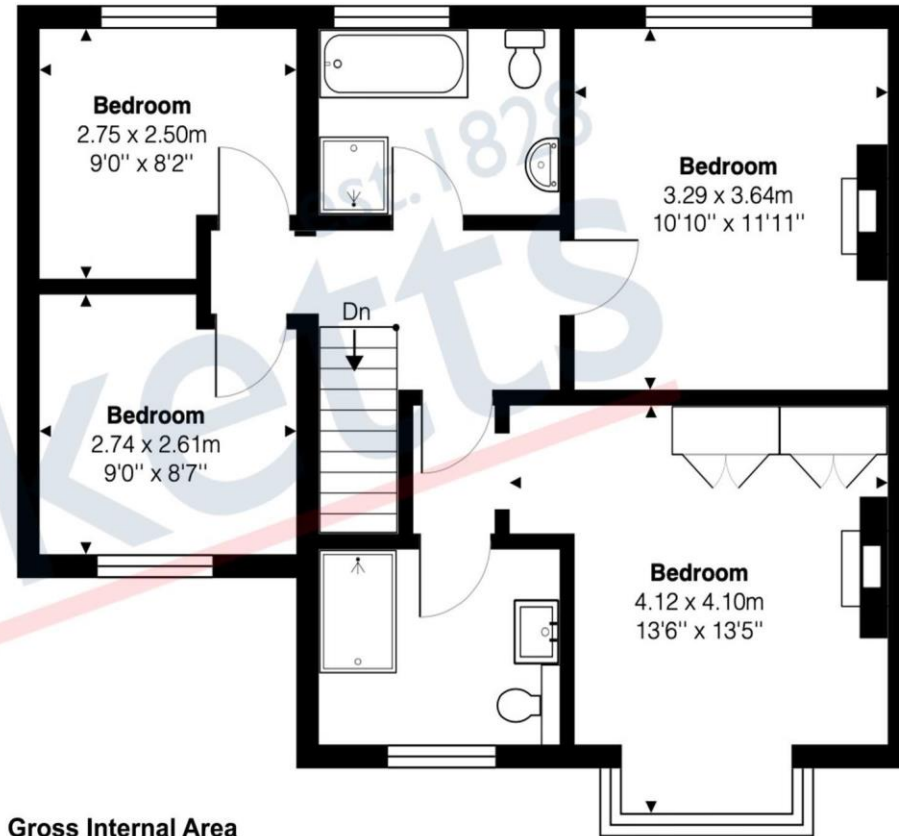
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**Ground Floor**  
Approx 685 sq ft / 63.7 sq m



**First Floor**  
Approx 652 sq ft / 60.6 sq m



**Gross Internal Area**  
Approx 1337 sq ft / 124.2 sq m

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
67	84
England & Wales	
EU Directive 2002/91/EC	
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