



Acer Avenue, Tunbridge Wells, Kent TN2 5JQ

Guide Price £1,250,000 Freehold

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Benefiting from NO ONWARD CHAIN and boasting 3435 sq ft / 319 sq m, this house enjoys a corner plot in a cul-de-sac location on the favoured southern side of Tunbridge Wells. Arranged over three storeys, this house is a 'must visit' as has a spacious and well-appointed interior that has echoes of boutique five star hotels with mirrored splashbacks in the kitchen and multiple glazed internal doors and a double door wine store. The reception room is located at the front, whilst at the back of the house is a 34'11 through kitchen / breakfast / dining room which leads to the family room. A separate utility room is ideal for hiding the appliances. Downstairs is also a study with small en suite shower room, and there is an integral garage. The first and second floors host a total of six bedrooms with the principal bedroom having a large walk-in dressing room and large en suite with separate bathing area. There is off street parking for several cars, plus the garage, and gated side access. The rear garden is arranged over different areas with a large terrace immediately to the rear which leads onto a level lawn and further patio. A further space at the side houses the vendors' large trampoline. Mature shrubs and perennials give good cover and complement this 'must see' home.

- Cul-De-Sac
- 3 Storey
- Corner Plot
- 34'11 Kitchen / Dining Room
- Utility Room
- Family Room
- 6 Bedrooms
- 2 Dressing Rooms
- 5 Bathrooms
- No Onward Chain





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.

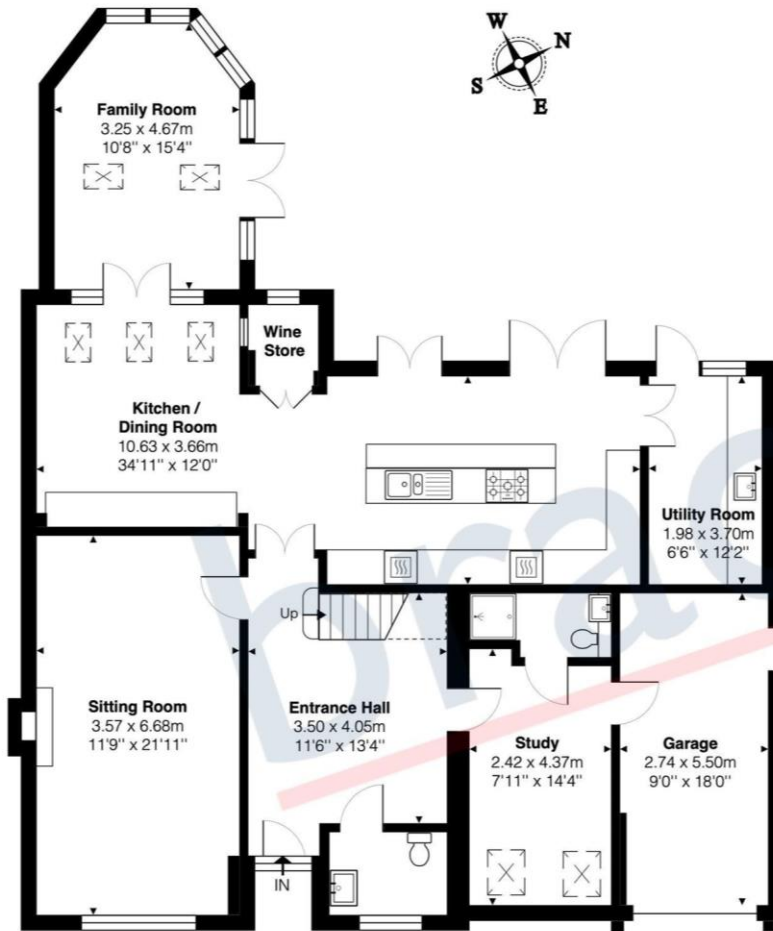
Additional Information:

Council Tax Band: G

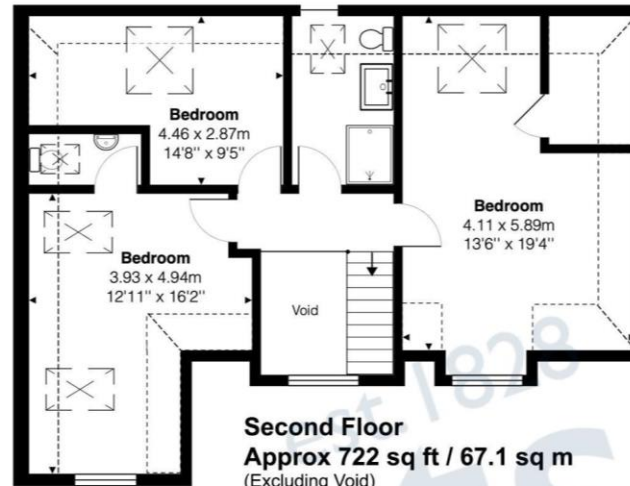


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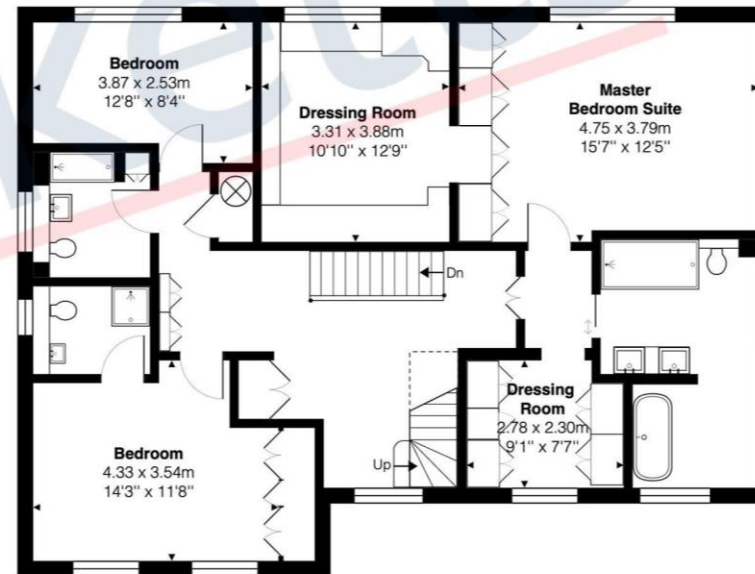
Gross Internal Area
Approx 3435 sq ft / 319.1 sq m



Ground Floor
Approx 1515 sq ft / 140.7 sq m



Second Floor
Approx 722 sq ft / 67.1 sq m
(Excluding Void)



First Floor
Approx 1198 sq ft / 111.3 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		
	71	77
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	