



Connaught Way, Tunbridge Wells, Kent TN4 9QJ

Guide Price £1,100,000 Freehold

When experience counts...

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bracketts

Enjoying an unrivalled position within the Culverden area of the town, a location that affords unparalleled access to the town centre, the Commons, the station and Tunbridge Wells' highly regarded secondary schooling, all of which are within 0.5 of a mile or so. This property, which is offered free of any forward chain, sits in a plot with an overall area of 0.216 acres with the rear garden backing directly into a highly prized asset - The Great Culverden Park - which is a privately owned woodland park of some 9.5 acres including natural ponds and open spaces for the sole use of properties surrounding the park making it a perfect location for growing families. This attracts an annual charge of £65.00.

Within considerable scope and potential, the ground floor accommodation radiates from an extremely impressive and spacious hallway, cloakroom, bay fronted living and dining rooms and a spacious kitchen accessing a side area of utility / study. Upstairs, via a generous landing, there are three double bedrooms and a spacious bathroom / WC. There is masses of parking and turning to the front of the property, where there is also a deep detached garage / workshop set behind and a timber studio within the rear garden.

Agent's Note: For transparency, this property is being sold on behalf of the family of a member of Bracketts' staff.

- Sought-After Culverden Address
- Garden Extending to 0.216 Acres
- Backing onto The Great Culverden Park
- Existing Property 1,687 Sq.Ft.
- Considerable Potential (Subject to the necessary Local Authority Consents)
- No Forward Chain
- Parking and Turning Area
- Garage / Workshop
- Council Tax Band: F





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.

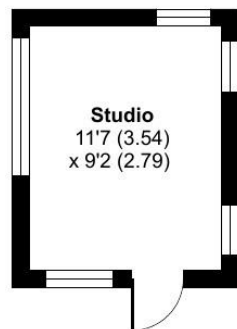
Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town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



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

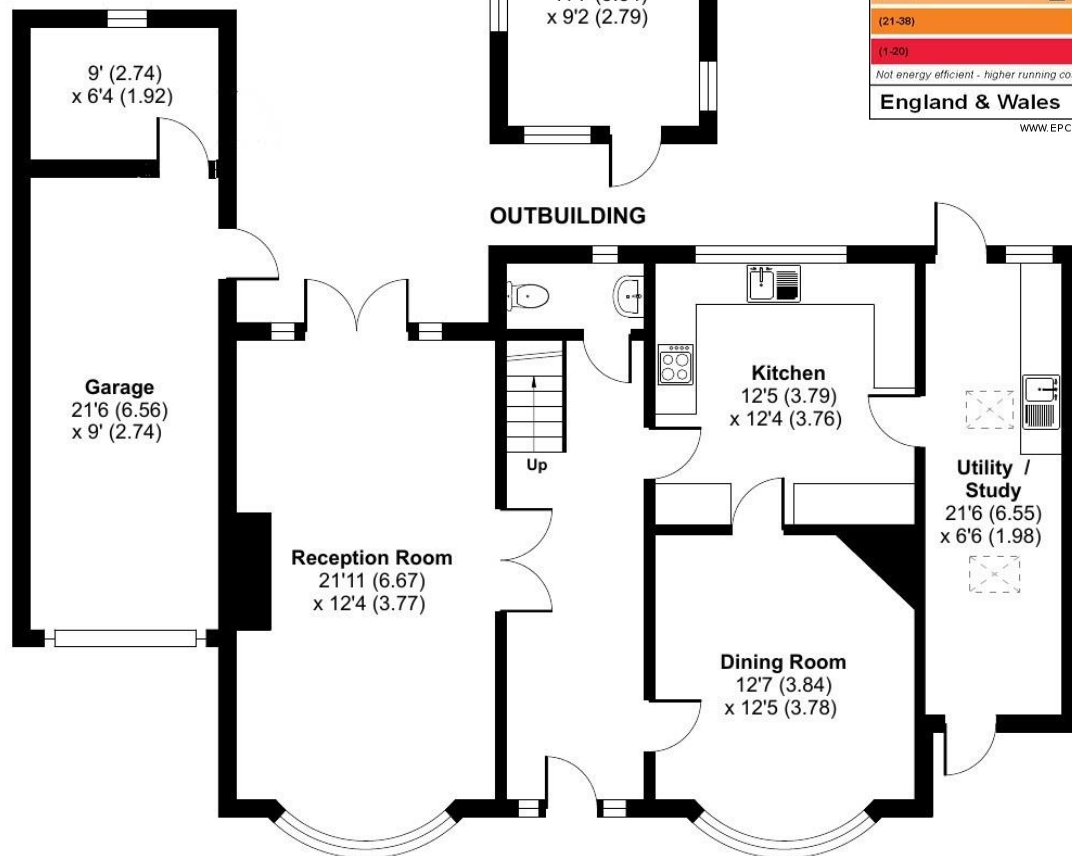


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

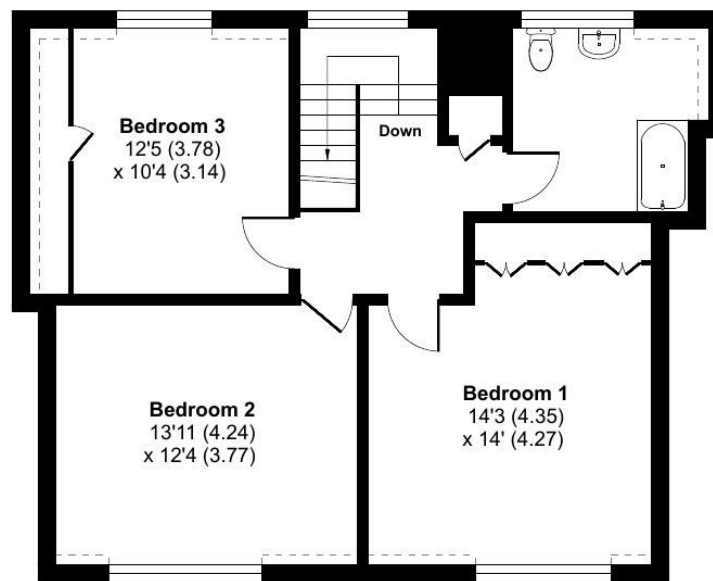
Approximate Area = 1687 sq ft / 156.7 sq m
 Limited Use Area(s) = 20 sq ft / 1.8 sq m
 Garage = 193 sq ft / 17.9 sq m
 Outbuildings = 163 sq ft / 15.1 sq m
 Total = 2063 sq ft / 191.5 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR