



2 Rydal Drive, Tunbridge Wells, Kent TN4 9ST

Guide Price £525,000 Freehold

When experience counts...

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This immaculately presented semi-detached bungalow has been comprehensively refurbished by the current owner and now affords luxuriously appointed accommodation with an extremely useful detached outbuilding. Occupying a corner plot the property has off-road parking for numerous vehicles to the side and with a good deal of recently completed hard landscaping, an enclosed private rear garden with access to the outbuilding (formally the garage) insulated and with light and power which provides an extremely useful office/'work from home' facility/studio with adjacent garden storage. The property itself is in immaculate condition with replacement sanitary ware, white with chrome fittings comprising a large corner shower, wash basin and WC. In the reception room there is a feature raised hearth and woodburner, the kitchen has been refitted with 2 sweeps of stone work surface, one of which is inset with a sink, the other with a hob, high gloss door fronts conceal integrated appliances to include a dishwasher, washing machine, fridge and freezer, there is an induction hob and an oven in adjacent housing unit plus multi use microwave oven. With colourful upstands and twin aspects plus a door to the rear garden, 2 double bedrooms with bamboo flooring throughout. Offered for sale free of any forward chain and recommended for an early inspection. Property occupies a pleasant corner location in no through road to the west of the town centre, well positioned for foot and bridle paths into the neighbouring countryside. The property is also well placed for access to the many schools in the Culverden area, the amenities in St Johns Road and the town centre and station all of which are about a mile distant.

- No forward chain
- Popular Culverden location
- Corner plot
- Comprehensively refurbished property
- Generous off-road parking
- Fitted kitchen with high gloss door fronts and integrated appliances
- 2 double bedrooms
- Useful detached outbuilding
- Fitted hob tap and waste disposal





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 and its own distinctive benches. 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.

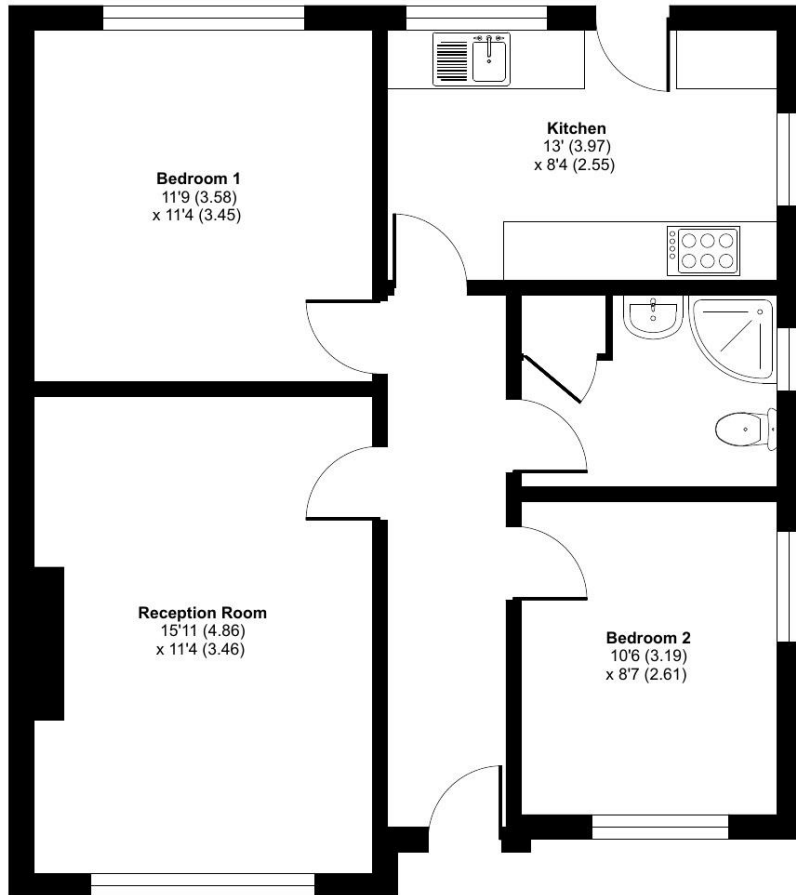
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: D

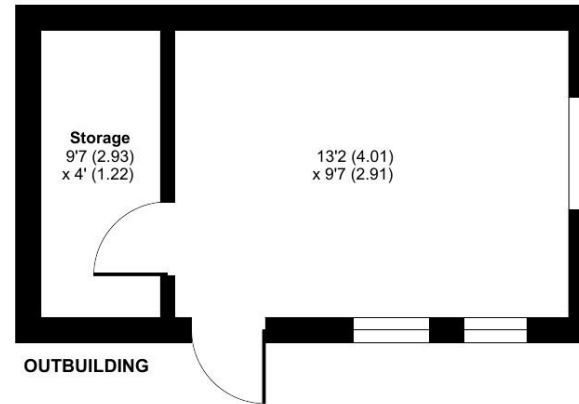


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GROUND FLOOR

Approximate Area = 675 sq ft / 62.7 sq m
 Outbuilding = 170 sq ft / 15.7 sq m
 Total = 845 sq ft / 78.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Bracketts llp. REF: 1141540

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		
		86
	69	
England & Wales	EU Directive 2002/91/EC	
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