



8 Shandon Close, Tunbridge Wells, Kent TN2 3RE

Guide Price £925,000 Freehold

When experience counts...

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Set towards the head of a prestigious residential cul-de-sac in a most convenient location to the east of the town centre, being approximately 1.7 miles from the A21, and the Royal Victoria Place and access to Dunorlan Park both of within half a mile, the property is also within a mile of Tunbridge Wells railway station. A detached 1960s built property constructed with decorative weatherboarding and natural stone to the front elevation, beneath a recently refurbished roof. The property affords something of a blank canvas and sits within a generous plot, it therefore provides scope to amend or extend, subject to the necessary Local Authority consent. The accommodation comprises to the ground floor: generous hallway, cloakroom/WC, study/bedroom 4, through living room open to dining room, kitchen and utility room. On the first floor there are three bedrooms, one with an en suite bathroom, a second bathroom and separate WC. Outside there is a generous driveway accessing an attached double garage and covered way, mature gardens to the front, side and rear.

- Extremely Popular Residential Cul-De-Sac
- 0.5 of a Mile East of the Town Centre
- Close to Dunorlan Park
- Gas Central Heating
- Double Glazing
- A Home with Considerable Scope
- Good Sized Level Garden
- No Forward 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 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: G



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

Approximate Area = 1721 sq ft / 159.8 sq m
 Garage = 289 sq ft / 26.8 sq m
 Total = 2010 sq ft / 186.6 sq m

For identification only - Not to scale

