



9 Whybourne Crest, Tunbridge Wells, Kent TN2 5BS

Guide Price £1,299,000 Freehold

When experience counts...

est. 1828  
**bracketts**

A handsome 1930s detached family house, on the highly regarded south side of town. Recently decorated with the addition of new wooden floors and carpets, the ground floor accommodation comprises a spacious hallway with cloakroom. The spacious sitting room has a large window to the front and double doors to the garden, fitted with an open fire with slate hearth and wooden surround. From the hallway is the study / second reception room with a large window to the front. The kitchen is fitted with wall and base units and has a window to the rear with views over the garden and through the kitchen there is a large utility room with a range of units and space for washing machine and dryer. A door leads to the garden with a window enjoying views of the rear garden and there is a further door to the integral 1.5 car garage. The stairs rise to the first floor with a half landing window with lovely views of the garden. The generous main bedroom has a window to the front and two double fitted wardrobes, the en suite has a double waterfall shower with 'his and hers' sinks and a WC. The second bedroom is a spacious double, there are two further double rooms and a family bathroom with a bath with shower over, pedestal wash hand basin and window to the front. The rear garden is enclosed with fencing and mature hedges, rhododendrons, flowering plants and shrubs, mature trees and a shaped area of lawn. The attractive patio area is a considerable size, ideal for outside dining and entertaining. The front garden has a shaped driveway with an area of lawn with attractive flowering borders and a front wall.

- Detached Family Home
- Sought After Location on the South Side of Town
- Double Aspect Sitting Room
- Study / Family Room
- Kitchen with Views of the Garden
- 4 Bedrooms
- Main Bedroom with En Suite Bathroom
- Family Bathroom
- Attractive Front and Rear Gardens
- Integral Garage and Spacious Driveway





### LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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

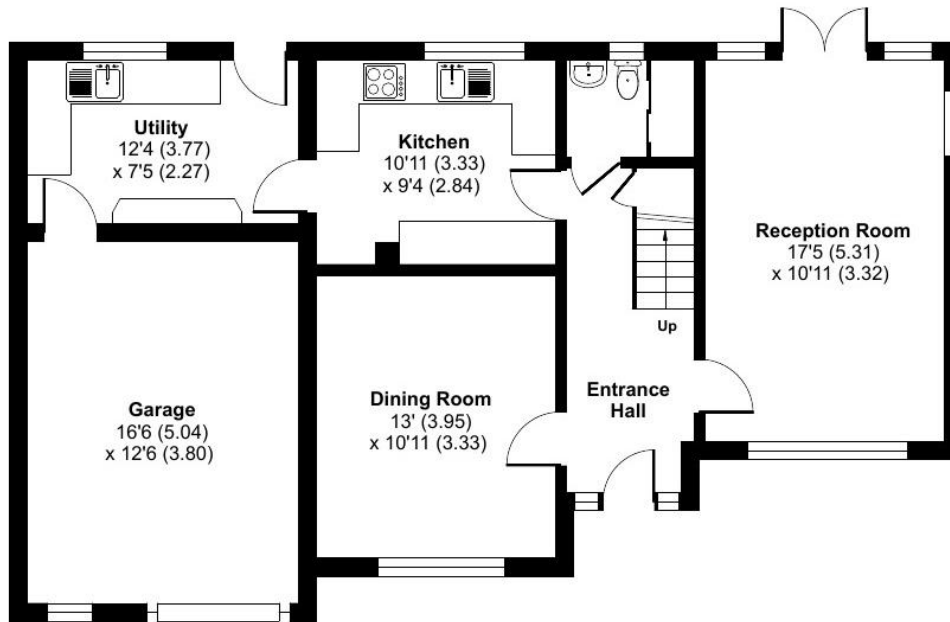


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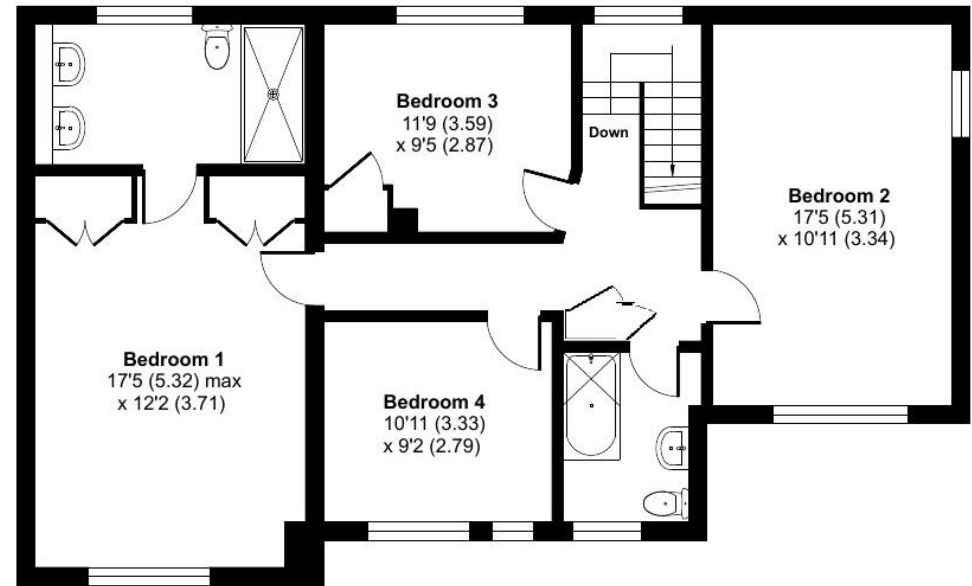


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

Approximate Area = 1584 sq ft / 147.1 sq m  
 Garage = 205 sq ft / 19 sq m  
 Total = 1789 sq ft / 166.1 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR