



9 Thirlmere Road, Tunbridge Wells, Kent TN4 9SS

Guide Price £515,000 Freehold

When experience counts...

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A delightful detached bungalow with two spacious bedrooms located in a quiet road with a pretty garden and access to nearby woodland walks. The accommodation comprises a hallway with a storage cupboard, a sitting room with a fire surround and mantel, an archway leading to the dining area, two windows to the side and double external doors to the raised deck with steps down to the pretty garden. The kitchen is fitted with Shaker style wall and base units with a window overlooking the garden and a door to the lean-to which connects to the garage and to the front of the house. There are two large bedrooms both double aspect with fitted wardrobes. The bathroom is very spacious with a wet room style walk-in shower with seat, low level W/C and pedestal wash hand basin and two windows to the side aspect, there is an airing cupboard with a tank and shelves. The garden is accessed via the deck or from the lean-to. The garden has been well cared for and has areas of shaped lawn and flower beds with flowering plants, shrubs and trees. There is a front garden with a driveway giving access to the attached garage.

- Detached 2 Bedroom Bungalow
- Located in a Popular Road Close to Woodland Walks
- Fitted Shaker Style Kitchen
- Sitting Room With Double Doors to the Raised Deck
- Dining Area
- Large Bathroom with Walk-in Wet Room / Shower Area
- 2 Large Bedrooms with Built-in Wardrobes
- Pretty Gardens with a Raised Decked Area and Established Gardens
- Driveway with Parking





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.

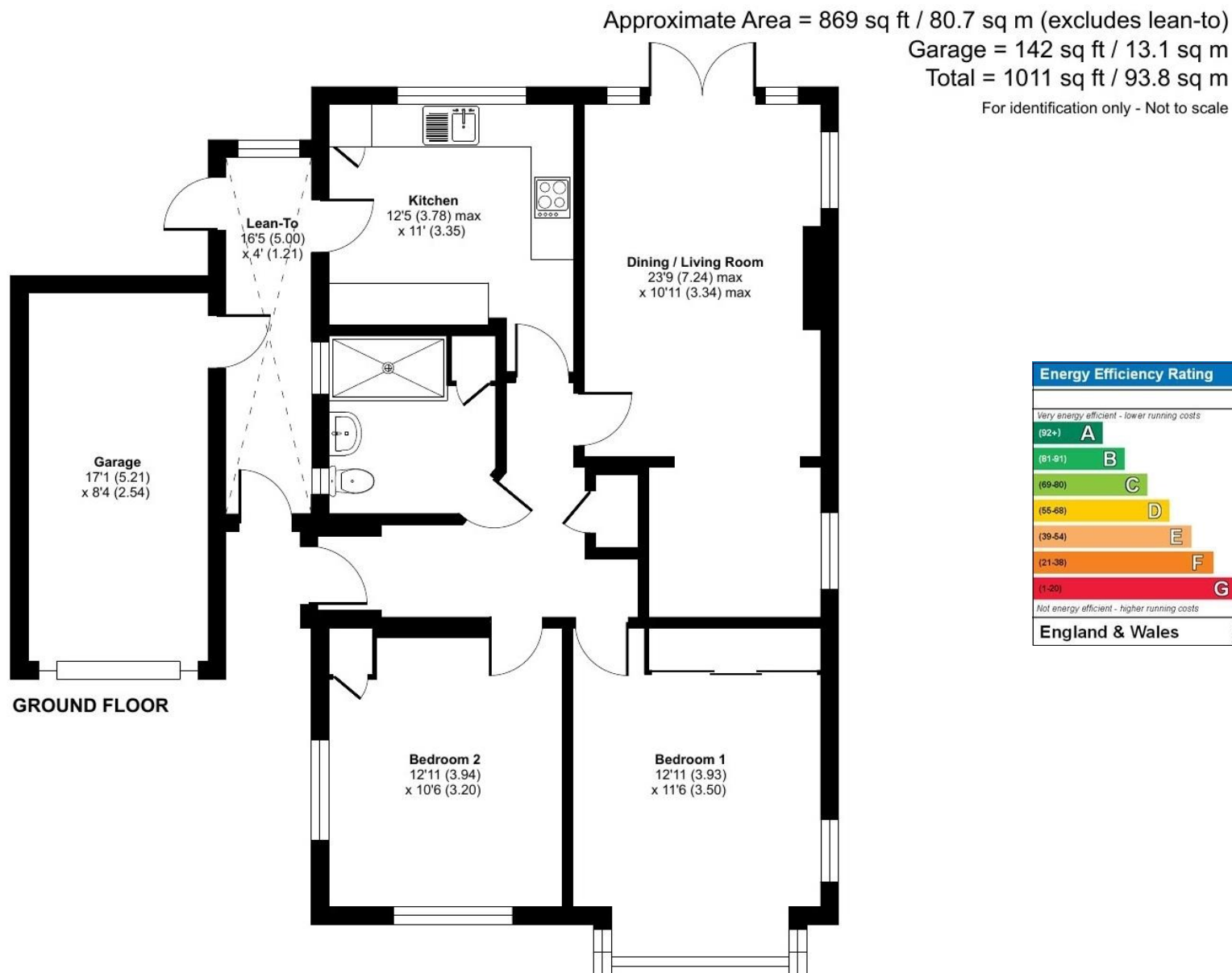
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: E



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	