



4 Montacute Mews, Tunbridge Wells, Kent TN2 5NH

Guide Price £800,000 Freehold

When experience counts...

est. 1828
bracketts

Centrally situated yet in a tucked away location at the head of a cul-de-sac, we are delighted to be offering this beautifully presented home built by the award winning Millwood Homes. This is arranged over 3 floors and boasts low maintenance Amtico flooring throughout the majority of the ground floor. The ground floor has a good sized entrance hall with adjacent downstairs WC; a spacious kitchen / breakfast room with a wide range of glossy units, with all integrated appliances included. There is space for a dining table, and a large bowed window to the front. The dual aspect living / dining room has a vaulted ceiling providing a striking feature, together with French doors accessing the landscaped garden. On the first floor are two double bedrooms, both with fitted wardrobes, in addition to a family bathroom with shower / bath. On the top floor is a landing with adjacent large walk-in storage room, and the principal bedroom with fitted wardrobes and French doors providing access to a balcony offering views to the horizon, plus an en suite bathroom. There is allocated parking for one car and visitor parking to the front of the property, and to the rear a low maintenance secluded garden ideal for outdoor entertaining with a shed and raised beds featuring attractive mature plants and shrubs.

- Cul-De-Sac
- Central, Yet Tucked Away
- Stylish Kitchen
- Vaulted Ceilings
- French Doors to the Garden
- Downstairs Cloakroom
- En Suite
- Family Bathroom
- 3 Bedrooms
- Allocated Parking Space + Visitors' Parking





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:

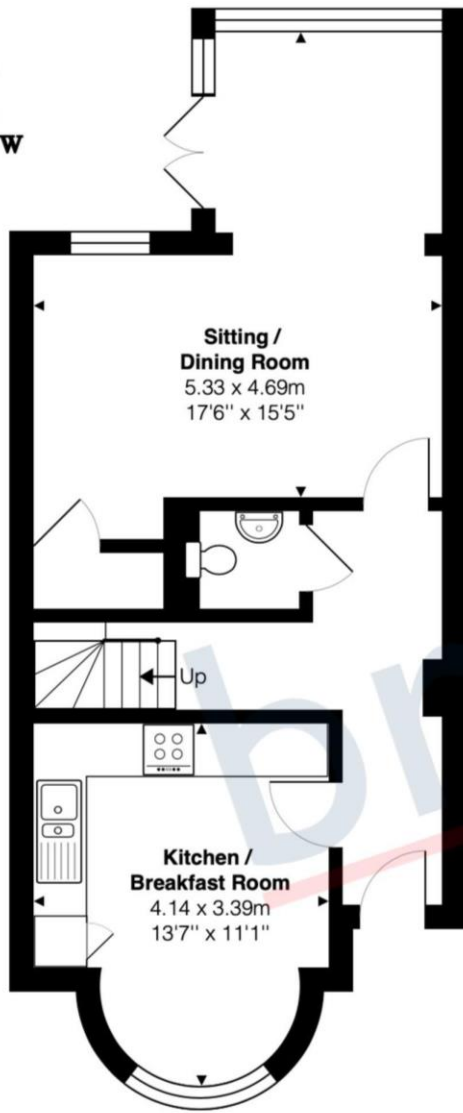
Council Tax Band: F



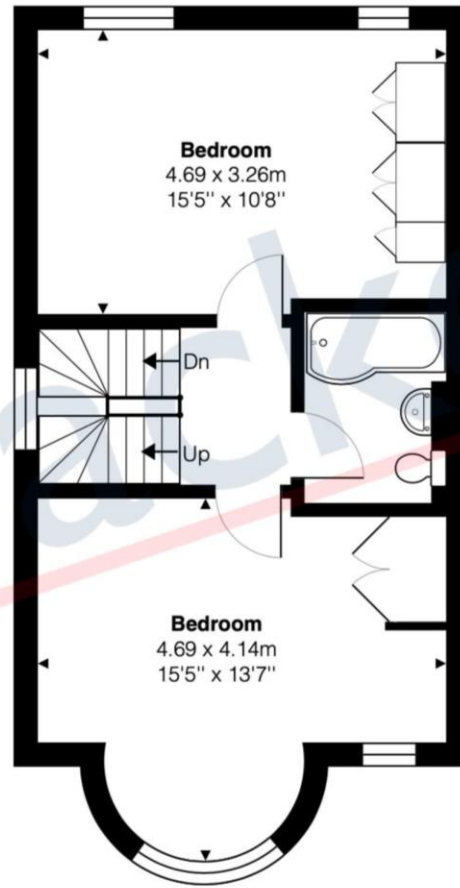
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations 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.



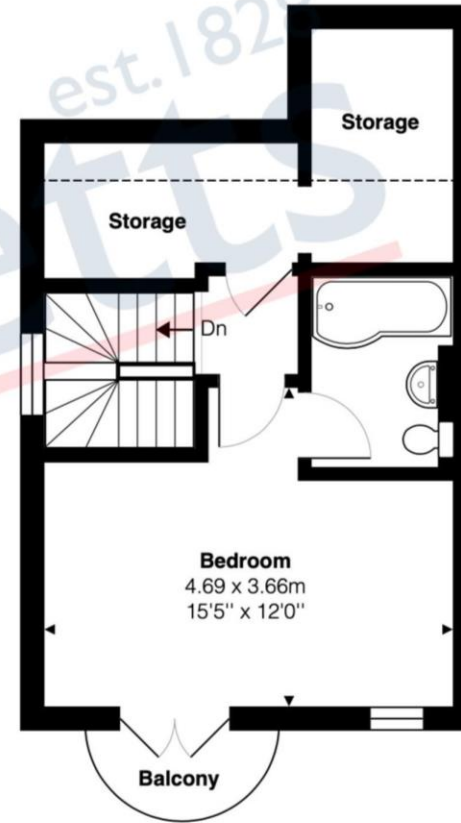
Gross Internal Area Approx 120.5 sq m / 1297 sq ft
(Excluding Balcony)



Ground Floor
Approx 46.6 sq m / 501 sq ft



First Floor
Approx 41.2 sq m / 443 sq ft



Second Floor
Approx 32.7 sq m / 352 sq ft

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		
	77	86
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		