



3 Swallow Drive, Tunbridge Wells, Kent TN2 4RS

Guide Price £1,000,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Set in a cul-de-sac of only six houses within a secluded and quiet location, this family home, with flexible very spacious accommodation, offers five bedrooms, three bathrooms, two large reception spaces, a large kitchen/breakfast room and a utility room. There is a second front door giving potential to create an annexe or large office space as you could encompass the large garage.

The garden is beautiful and mostly flat, with large areas of lawn interspersed with attractive flowering borders, filled with flowering plants and shrubs, plus a patio areas. The garden is surrounded by mature hedging offering privacy. There is a generous front garden with a large lawn and flowering borders, a driveway offering numerous parking opportunities, with potential to add further parking.

- 5 Bedroom Family House
- Flexible Accommodation with the Possibility of Creating an Annexe
- Light and Spacious Rooms
- 3 Bathrooms
- 2 Spacious Reception Rooms
- Utility Room
- Large Kitchen/Breakfast Room
- Exceptional Front and Rear Gardens with Large Lawns (Plot Size: 0.35 Acre)
- Driveway with Parking for Numerous Cars
- Double Garage





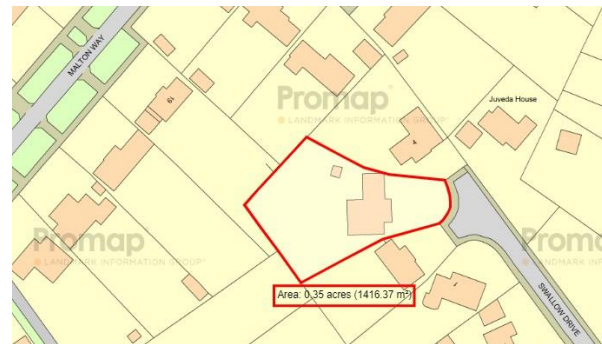
### LOCATION:

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.



Council Tax Band: F



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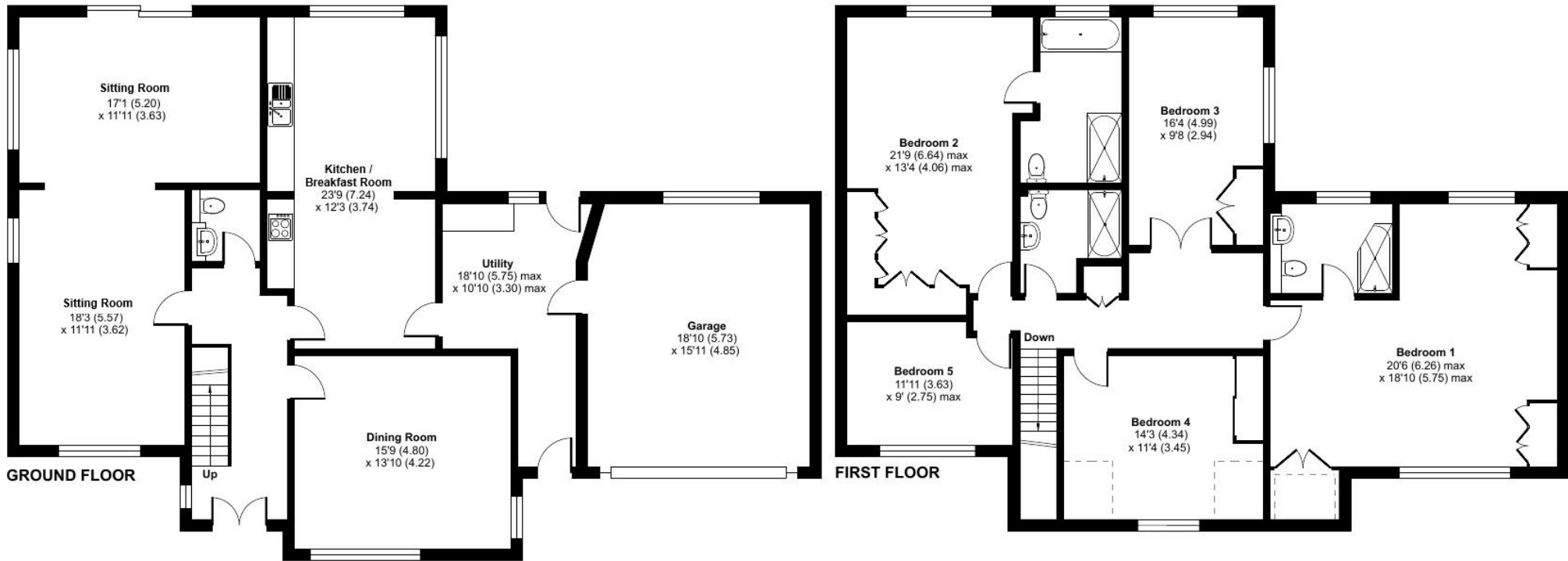


Denotes restricted head height

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			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM		73	79

Approximate Area = 2757 sq ft / 256.1 sq m  
 Limited Use Area(s) = 45 sq ft / 4.1 sq m  
 Garage = 298 sq ft / 27.6 sq m  
 Total = 3100 sq ft / 287.8 sq m

For identification only - Not to scale



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