



24 Albany Hill, Tunbridge Wells, Kent TN2 3RX

Price Range: £900,000 - £925,000 Freehold

When experience counts...

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Located at the head of the cul-de-sac opposite the green and in the heart of St James' is this substantial detached family home in superb decorative condition having been extensively improved. Being set well back from this very quiet road there is a level driveway with parking for three cars which leads to a garage with utility space. The ground floor offers spacious, open plan accommodation with a large entrance hall with downstairs cloakroom, large reception room with double doors interconnecting to the dining room which is open plan to a fabulous kitchen with granite worktops and breakfast bar, all overlooking and opening directly to the south facing landscaped rear garden with level artificial lawn and a superb garden room/office with power, lights and heating, bespoke oak wood seating with storage and LED lights. There is a further downstairs reception, used formerly as a playroom, and now as a large study. The first floor has a principal bedroom with a large en suite shower room, plus a family bathroom and three further bedrooms. There is gas central heating and double glazing. For convenience walking towards the town, there is a twitten/cut-through to Ferndale at the end of the cul-de-sac.

- St James' Cul-De-Sac Location
- Detached 4 Bedroom House
- 3 Reception Rooms
- Open Plan Kitchen / Dining Room
- Downstairs WC
- En Suite Shower Room
- Family Bathroom
- Study / Playroom
- Garden Room
- Garage





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.

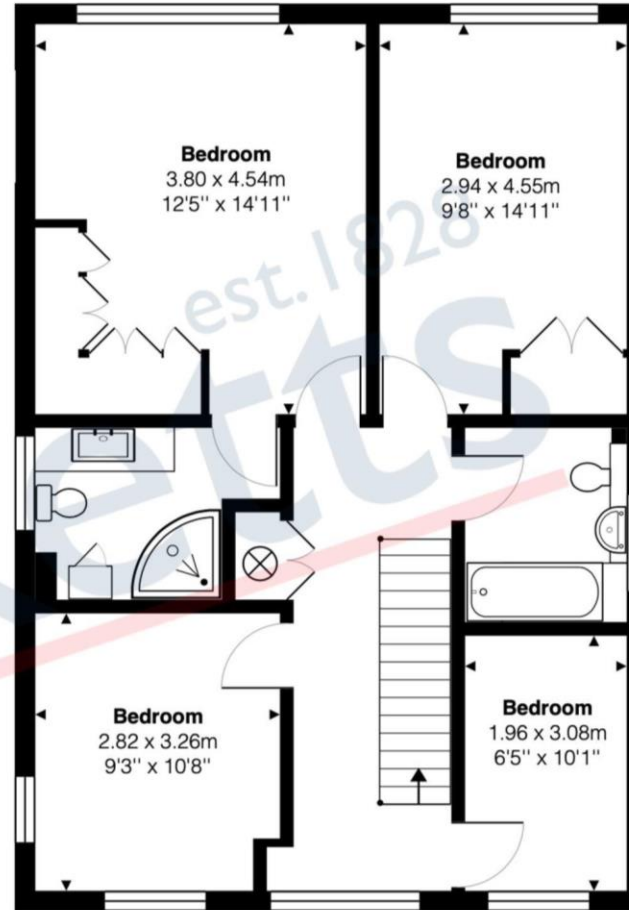
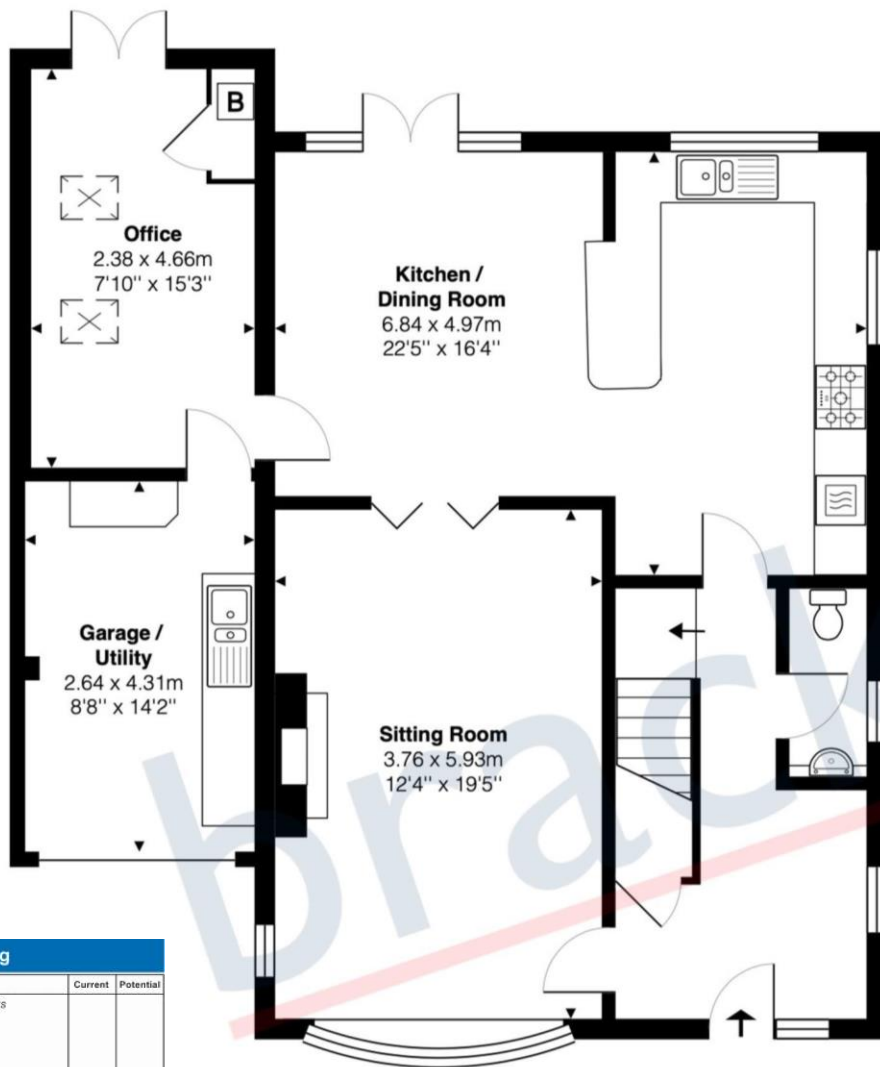
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: F



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	85	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx Internal Area
1032 sq ft (95.9 sq m)
(Including Garage / Utility)

First Floor
Approx Internal Area
746 sq ft (69.4 sq m)

Gross Internal Area
Approx
1778 sq ft (165.2 sq m)
(Including Garage / Utility)