



17 Warren Walk, Tunbridge Wells, Kent TN2 3XR

Price Range: £425,000 - £450,000 Freehold

When experience counts...

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bracketts

Offered for sale is this modern house built in 2018 in a quiet close in Tunbridge Wells. This semi-detached home has spacious accommodation comprising entrance hallway, cloakroom, a large living room with balcony and stairs down to the open plan modern kitchen with fitted appliances and ample storage. There is a bedroom on the ground floor, further two bedrooms on the second floor, one with en suite shower room and there is a family bathroom.

Outside, the property has a low maintenance garden overlooking a lake and woodland area. To the front, there are two parking spaces in front of the house.

The property is located under a mile away from the station and is well situated for the amenities at North Farm and central Tunbridge Wells.

- Stylish Presentation Throughout
- 3 Bedrooms
- Woodland and Lake View
- Parking for 2 Cars
- Large Living Space
- Open Plan Kitchen
- Low Maintenance Garden
- Close to Train Station





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.

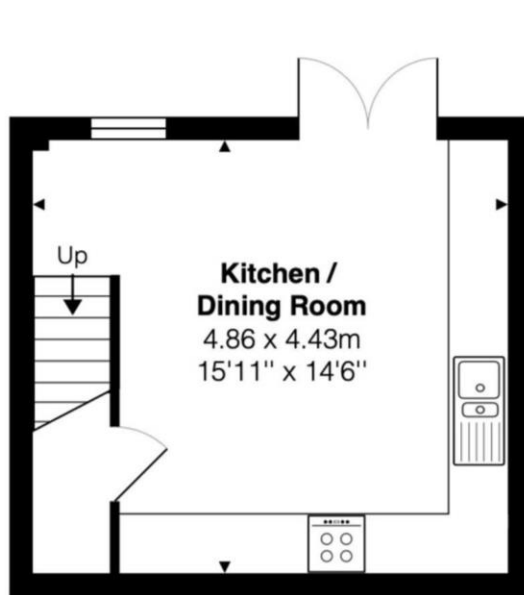
Additional Information:

Council Tax Band: D



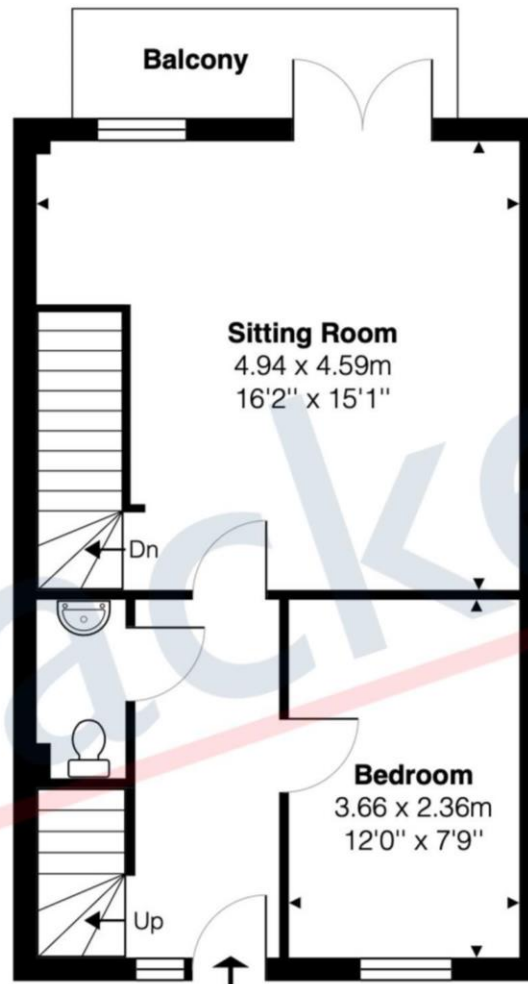
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Gross Internal Area Approx 104 sq m / 1120 sq ft

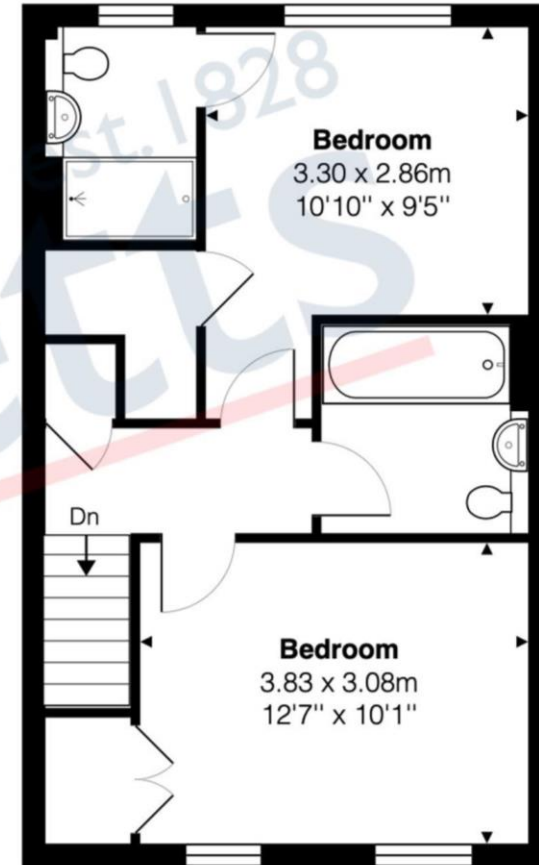


Lower Ground Floor
Approx 21.5 sq m / 232 sq ft

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(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	
www.epca.gov.uk			



Ground Floor
Approx 41.2 sq m / 444 sq ft



First Floor
Approx 41.2 sq m / 444 sq ft