



13 Fairfield Avenue, Tunbridge Wells, Kent TN2 3SD

Offers in Excess of £700,000 Freehold

When experience counts...

est. 1828
bracketts

This charming chain free home greets you with an enclosed porch leading to a spacious entrance hall that leads into a generously sized sitting room at the front incorporating a characterful bay window and a feature fireplace. Beyond the hallway, you will find an impressive open plan kitchen / dining room offering ample space for both dining and additional seating. The kitchen is a real highlight, beautifully appointed, with stylish grey cabinetry and elegant Quartz work surfaces. Two sets of double doors open effortlessly to the garden creating a seamless indoor / outdoor flow to the landscaped garden. A convenient downstairs WC completes the ground floor. Upstairs, the property boasts three well proportioned bedrooms which are served by a family bathroom featuring a bath with shower. The new England shutters grace the front windows adding an elegance to this home. Externally, the house is set back from the road, with a large driveway providing ample off street parking. The rear garden has been thoughtfully landscaped and lovingly maintained by the current owners. The kitchen opens out onto an attractive patio, ideal for alfresco dining during the warmer months. The expansive lawn is bordered by mature trees and there is a further seating area at the far end of the garden, perfect for relaxing. Additionally, the garage is a versatile space currently used as an office / gym.

- Favoured St James' Area
- Open Plan Kitchen / Dining Room
- Spacious Sitting Room with Bay Window and Fireplace
- Double Doors x2 Leading to the Rear Garden
- 3 Bedrooms
- Family Bathroom with Bath and Separate Shower
- Off Street Parking on Private Driveway
- Attractive Patio and Garden for Alfresco Dining
- Expansive Lawn with Mature Tree Borders
- Garage used as Office / Gym





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: E

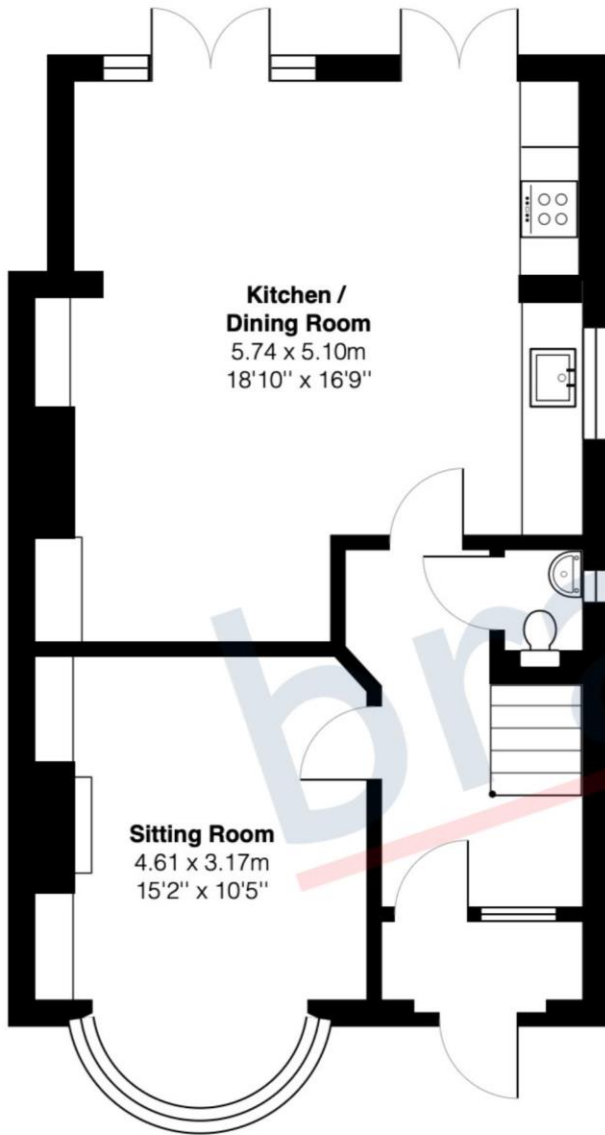


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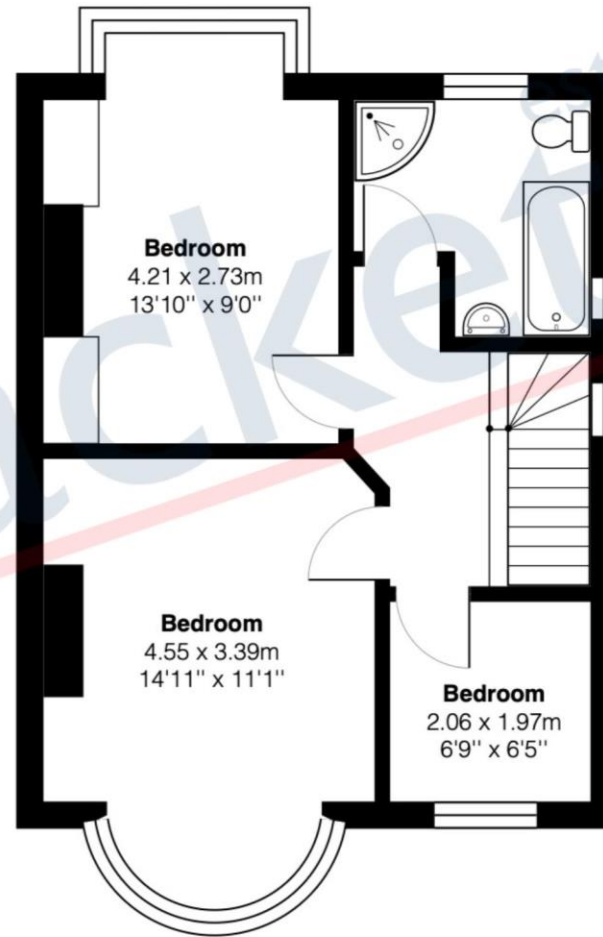
Gross Internal Area Approx 94.4 sq m / 1016 sq ft

Garage Approx 9.5 m / 102 sq ft

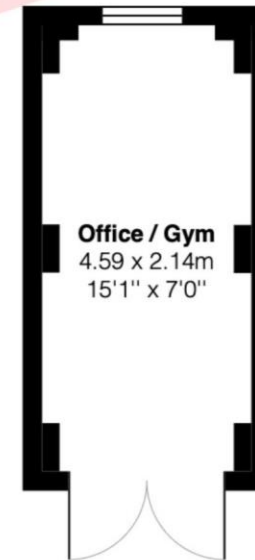
Total Approx 103.9 sq m / 1118 sq ft



Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 71 | |
| (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 | |

Garage
(Not Shown In Correct
Location / Orientation)