



18 Cleveland, Tunbridge Wells, Kent, TN2 3NF

Price Range £565,000- £585,000 Freehold

When experience counts...

est. 1828  
**bracketts**

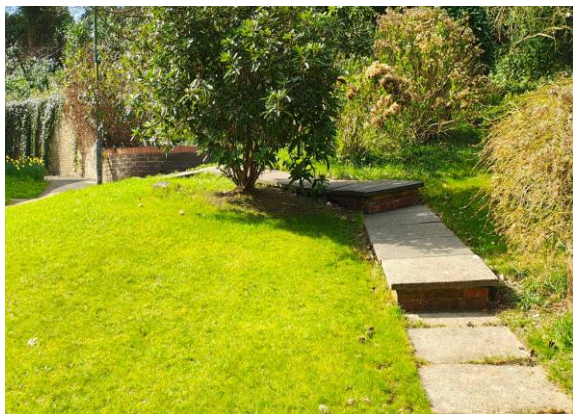


Located in the favoured St James' area is this well presented three bedroom semi-detached house enjoying a tucked away location along a pedestrian walkway. There is rear access with a double drive and single garage at the rear, with gate into the garden. There is unrestricted, on road parking too. At the front is a porch, which leads you into a spacious reception room with large window overlooking the generous front garden. The dining room is open plan to the kitchen and conservatory, and also from the kitchen is a rear lobby with door to garden and door to downstairs cloakroom. The first floor enjoys far reaching views to the horizon. There are three bedrooms and a family bathroom. The rear garden is mostly laid to lawn and has a rear gate to the drive and garage. The property is in excellent decorative order. We recommend an early viewing.

- St James's Location
- Far reaching Views
- Two Reception Rooms
- Porch
- Three Bedrooms
- Conservatory
- Downstairs WC
- Garage and Driveway
- Excellent decorative order
- 0.2miles from Dunorlan Park







## 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:



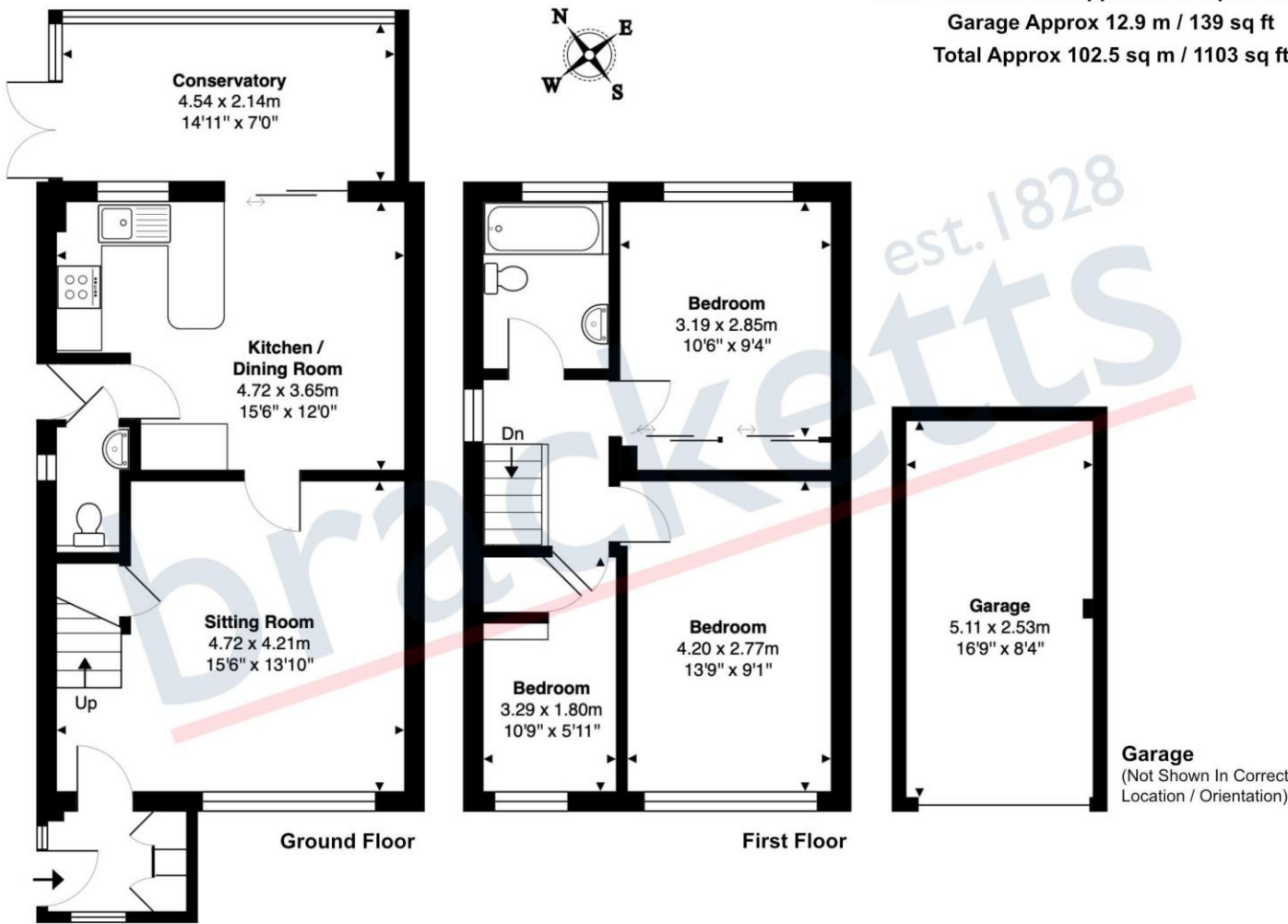
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations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

# 18 Cleveland, Tunbridge Wells

Gross Internal Area Approx 89.6 sq m / 964 sq ft

Garage Approx 12.9 m / 139 sq ft

Total Approx 102.5 sq m / 1103 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

27-29 High Street  
Tunbridge Wells, Kent TN1 1UU  
01892 533733  
tunbridgewells@bracketts.co.uk