



13 Strawberry Close, Tunbridge Wells, Kent TN2 5PD

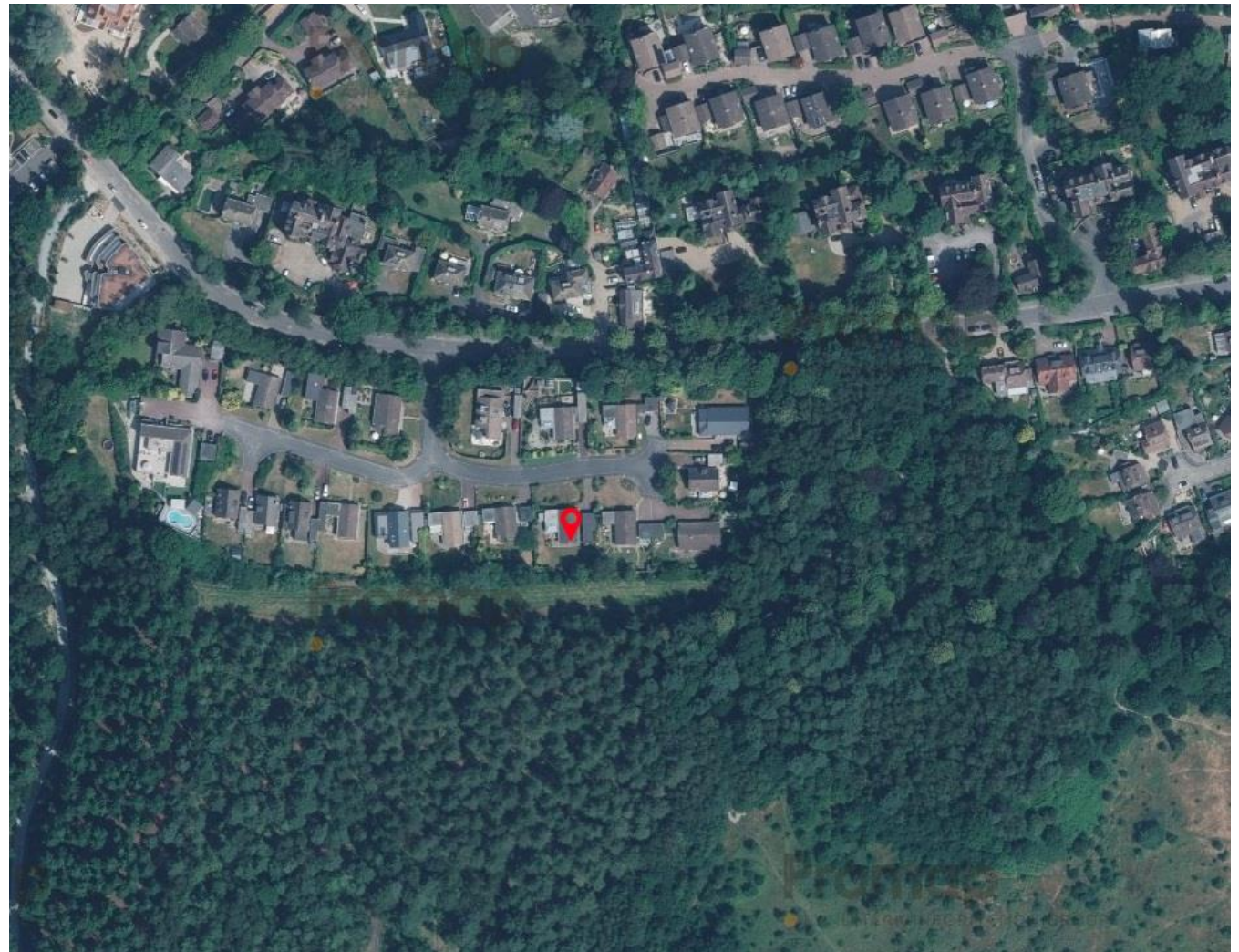
Guide Price £845,000 Freehold

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A wonderful opportunity to acquire a well-proportioned detached bungalow that occupies a pleasant position in a highly regarded cul de sac to the south of the town, set off of a tree lined Broadwater Down and has a southerly rear garden backing off onto Hargate Forest. Elevated within the cul de sac with far reaching views across countryside to the west. The accommodation itself, which has gas central heating and double glazing around a spacious entrance hall, fitted Shaker style kitchen with generous U shape suite of worktops extending to part of 3 walls, inset stainless steel sink with mixer taps, electric hob, double oven beneath, integrated appliances, extractor canopy above cooker position, suspended eye level cupboards, breakfast bar to match worktops, additional wall cupboards and trades door to side, 2 reception rooms and a large conservatory. The principle bedroom has fitted wardrobes and an en suite shower, there are 2 further double surveys and a family bathroom and WC. The generous driveway access is a detached double garage and there are mature gardens, primarily lawned that surround the property and enjoy a semi-rural feel.

- Rarely available opportunity south of town
- Favoured residential cul de sac
- Spacious detached bungalow
- 3 bedrooms
- 2 bathrooms
- 2 reception rooms
- Fitted kitchen with integrated appliances
- Conservatory
- Generous garden
- Detached double 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

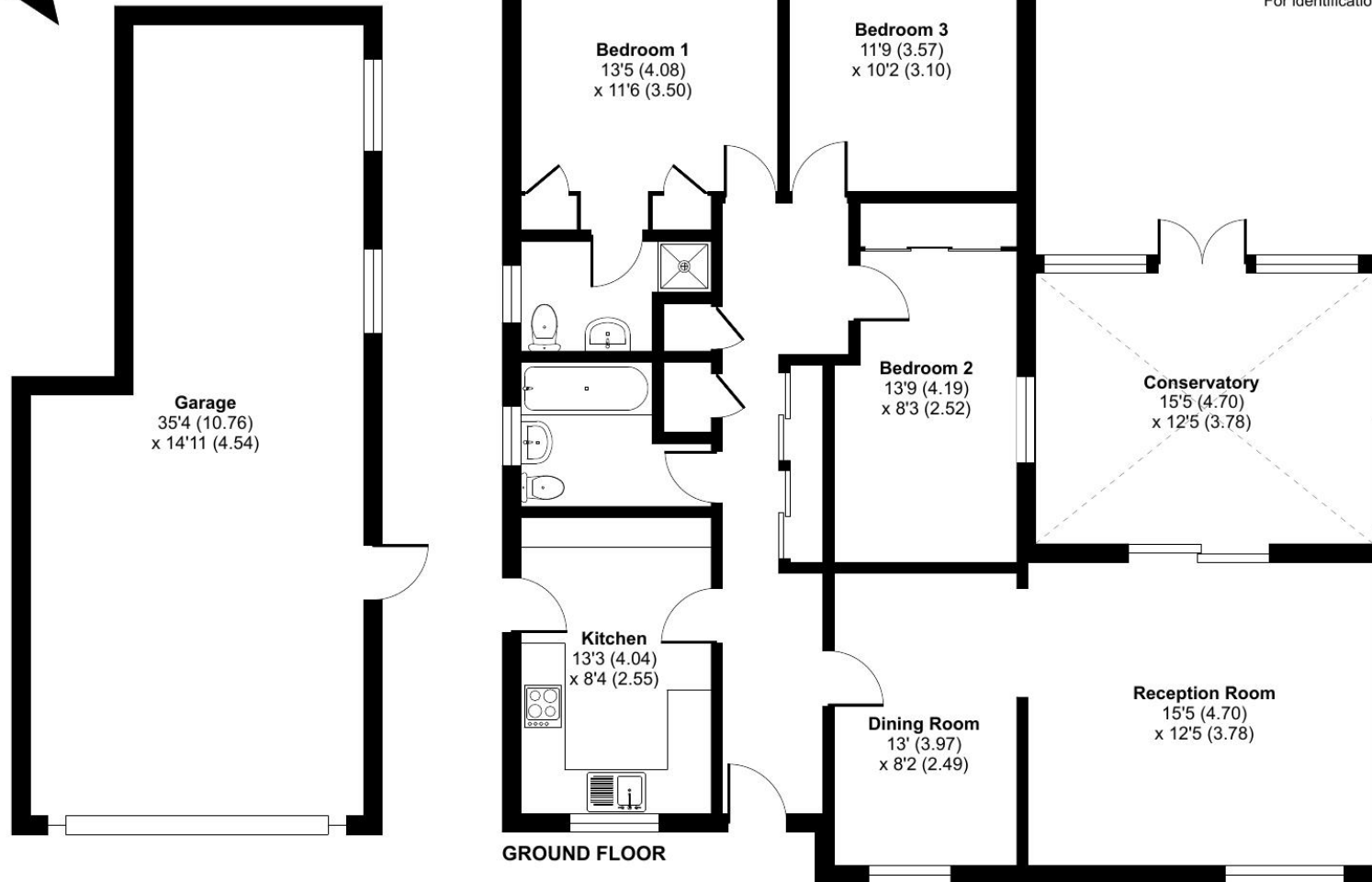


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Strawberry Close, Tunbridge Wells, TN2



Approximate Area = 1312 sq ft / 121.8 sq m
 Garage = 450 sq ft / 41.8 sq m
 Total = 1762 sq ft / 163.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Bracketts llp. REF: 1276211

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