



7 High Tree Lane, Tunbridge Wells, TN2 3FR.

Jack Charles

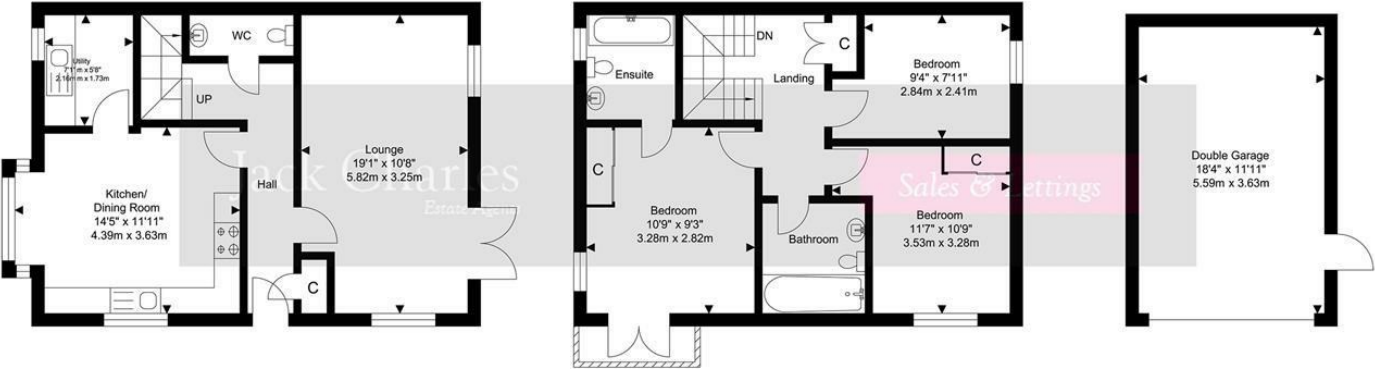
Offers in the region of £550,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached House
 - Utility Room
 - Family Bathroom
- Three Bedrooms
 - Living Room
 - Garage & Parking
- Kitchen / Dining Room
 - Ensuite & Balcony to Bed 1
 - Garden

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
528.93 SQ.FT.
(49.14 SQ.M.)

First Floor
Approximate Floor Area
517.63 SQ.FT.
(48.09 SQ.M.)

Outbuilding
Approximate Floor Area
218.39 SQ.FT.
(20.29 SQ.M.)

TOTAL APPROX FLOOR AREA 1264.97 SQ.FT. (117.52 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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	

Important Notice:
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To Be Sold

Guide Price £550,000 - £565,000 Jack Charles are delighted to offer for sale this exceptional three bedroom detached family home, offered to the market with no onward chain and situated in the highly sought after High Tree Lane area.

Beautifully presented throughout, the property combines contemporary style with practical family living. The accommodation includes a welcoming entrance hall, spacious living room with direct access to the landscaped rear garden, stunning open plan kitchen/dining room fitted with quality NEFF appliances, utility room and cloakroom.

To the first floor are three generous bedrooms, including a superb principal suite with en suite bathroom, fitted wardrobes and a balcony overlooking the front garden. Two further bedrooms are served by a luxurious family bathroom.

Outside, the property boasts a beautifully landscaped rear garden, ideal for entertaining, whilst there is a private driveway providing parking for three vehicles to the front of the detached garage with a fully boarded loft space.

Viewing is highly recommended to fully appreciate the quality and location of this outstanding home.

Knights Park

Knights Wood is located close to Tonbridge, Tunbridge Wells and High Brooms Station. Within walking distance, you can catch a train from High Brooms Station and be in Charing Cross in around 40 minutes.

Knights wood is a great base which to enjoy Royal Tunbridge Wells, with a Nuffield Health Club, a multi-screen cinema and a successful retail park all located just a short walk away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.





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Sales & Lettings

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