



High Tree Lane Tunbridge Wells TN2 3FR

For sale Offers in excess of
£400,000



This home has been significantly changed since first built, offering superb open-plan living and extensive upgrades throughout, including refurbished/upgraded carpets, flooring, tiling, kitchen and bathroom.

The ground floor consists of, cloakroom and open plan kitchen dining lounge. The kitchen is fully fitted with appliances including, washing machine, dishwasher, oven and gas hob. There is a breakfast bar with space for seating also.

The lounge area is flooded with light thanks to the patio doors leading onto the garden which is laid with black limestone slabs and is fully fence enclosed with side access gate onto the parking area. The first floor is made up of Two double bedrooms, one to the front and one to rear, separated by a well-appointed bathroom. There is loft access from the landing which we understand could offer further potential (STPP).

High Tree Lane is situated on the extremely popular Knights Wood development on the North side of Tunbridge Wells. There is a local convenience store within the development as well as a highly regarded primary school as well as a regular bus service into Tunbridge Wells. Knights Park retail and leisure park is only a stones throw away as well as the North Farm estate with a number of chain retail stores as well as two supermarkets. High Brooms railway station offers regular services into London and the South coast and is only approximately 2 miles away.



Ground Floor

Open-plan Kitchen/Dining/Living

14' 9" x 27' 3" (4.50m x 8.31m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

10' 11" x 14' 9" (3.33m x 4.50m)

Bedroom Two

10' 11" x 14' 9" (3.33m x 4.50m)

Bathroom

Outside

Front Garden

Rear Garden

Allocated Parking

Agent's Note

'The seller advises that they pay £250.00 per annum as a contribution towards service charge'

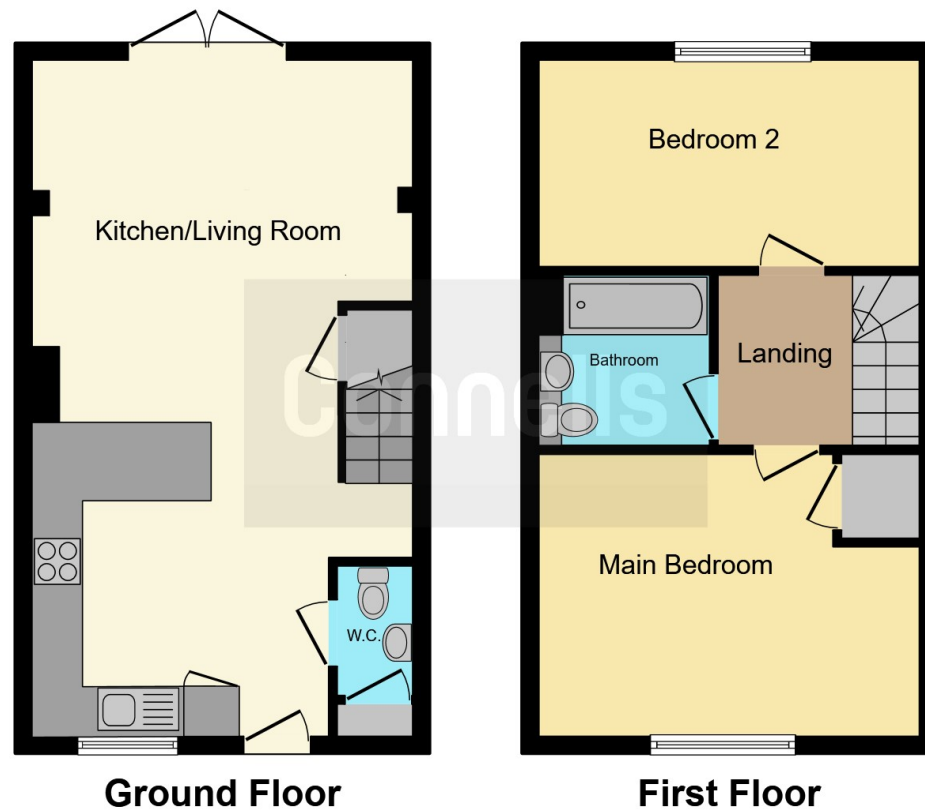
Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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