



85 High Street  
Tunbridge Wells  
Kent  
TN1 1XP  
Tel: 01892 527317  
Email: [sales@bardensestates.co.uk](mailto:sales@bardensestates.co.uk)

**Bramling Crescent  
Tunbridge Wells  
TN2 3YG**

**£2,700 pcm**



### **Modern 3 Bedroom 2 Bathroom Detached House with Garden and Double Garage**

This three double bedroom detached house is ideal for modern living. The kitchen-dining room has plenty of space for entertaining with room to accommodate a dining table and chairs. It comes complete with integrated appliances including a dishwasher, fridge freezer and induction hob, and has French doors that open onto the garden. The living room has bi-fold doors that open onto a private balcony. There is a utility room and a downstairs cloakroom WC. The master bedroom has fitted wardrobes and an en suite shower room. There are two further double bedrooms and a modern family bathroom. Running costs for this house should be modest as it has two zone gas central heating and is EPC band B. Outside there is driveway parking for two vehicles and a double garage. The low maintenance enclosed rear garden has artificial turf and there is a patio area that is ideal for outside entertaining. Council tax band E. Viewing highly recommended.





### Family Bathroom

The modern family bathroom has a full length bath with shower over. There is a WC and wall mounted basin with mixer tap. The room has a fitted mirror and a stainless heated towel rail.

### Double Bedroom 3 10' 11" x 9' 4" (3.34m x 2.84m)

The third double bedroom has a double glazed window that overlooks the rear garden. There is a radiator and the room has an internet socket.

### Rear Garden

The enclosed rear garden has a patio area that runs along the back of the property. There is an outside tap and a power socket. The lawn area is low maintenance artificial turf. A side gate gives access to the front of the property.

### Driveway Parking & Double Garage

The property has two driveway parking spaces at the front. Twin garage doors lead to a double garage with light and power.

### Location

Bramling Crescent is a quiet road on the Knights Wood development. The popular Skinners' Kent Primary School is just a 5 minute walk away and the Knights Wood Food and Wine Convenience Store is also 5 minutes away. The Knights Wood development benefits from a commuter bus that runs to High Brooms mainline station with its train services to London. The Odean Tunbridge Wells cinema is a 10 minute walk away. The development has easy access to the A21, and to the secondary schools, shops and restaurants in both Tunbridge Wells and Tonbridge.

### EPC & Council Tax

Energy Performance Certificate Band B. Tunbridge Wells Council tax band E, £2,979.23 for 2026-27.

## ACCOMMODATION

### Living Room 20' 0" x 11' 2" (6.1m x 3.4m)

The living room is a good size and has bi-fold doors that open onto a private balcony. There is a TV point and two radiators.

### Downstairs Cloakroom WC

The downstairs cloakroom WC has a wall mounted basin, fitted mirror, WC and radiator.

### Kitchen-Breakfast Room 20' 0" x 9' 10" (6.1m x 3m)

The modern kitchen is well equipped with a four ring induction hob, and integrated appliances including a dishwasher, and fridge freezer. There is a NEFF fan oven, fitted microwave and a one and a half bowl kitchen sink with mixer tap. A good range of wall and base kitchen cupboards provides plenty of storage. The room has ample space for a table and chairs, and there is a French door that opens onto the garden.

### Utility Room

The utility room has a sink with mixer tap, a washing machine and radiator.

### Master Bedroom 13' 7" x 11' 2" (4.15m x 3.4m)

The master bedroom has a Juliette balcony that overlooks the front of the property. There is a radiator, a fitted wardrobe and a TV point.

### Master Bedroom En Suite Shower Room

The master bedroom en suite shower room has a wall mounted basin with mixer tap, a WC and a wall mounted mirror cabinet. There is a stainless heated towel rail, a window and a double walk-in shower.

### Double Bedroom 2 10' 11" x 10' 4" (3.34m x 3.16m)

The second double bedroom has a double glazed window that overlooks the rear garden, and a radiator.







## FLOOR PLAN



**Bramling Crescent, Royal Tunbridge Wells, TN2 3YG**

Total Area: 126.6 m<sup>2</sup> ... 1363 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## IMPORTANT NOTICE

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Bardens Estates Limited  
85 High Street, Tunbridge Wells, Kent, TN1 1XP  
T: 01892 527317 E: [sales@bardensestates.co.uk](mailto:sales@bardensestates.co.uk)  
[www.bardensestates.co.uk](http://www.bardensestates.co.uk)