



Good size semi detached family house situated in the popular 'St James' area of Tunbridge Wells and within walking distance of the station and town centre. CHAIN FREE

**£475,000**    **Freehold**



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## Cleveland, Tunbridge Wells

 Bedrooms: 3

 Bathrooms: 1

 Receptions: 2

- Walking distance to station & town
- Easy on street parking
- Chain free
- Garage en bloc
- EPC rating D
- Council tax band D

Good size semi detached family house situated in the popular 'St James' area of Tunbridge Wells and within walking distance of the station and town centre. CHAIN FREE

Ground floor: enclosed entrance porch with built in storage. Spacious sitting room. Open plan kitchen/dining room with fitted wall and base units, integrated oven, hob and dishwasher. Breakfast bar and side door to garden. Dining area leading to conservatory with doors to the garden.

First floor: Stairs leading to landing with airing cupboard. Master bedroom with built in wardrobes. Second double bedroom with built in wardrobes. Single bedroom/study with storage cupboard.

Outside: Enclosed private garden with two separate patio areas and lawn. Single garage en bloc with access from the garden. On Street parking, no permit required.

### UTILITIES & KEY INFORMATION

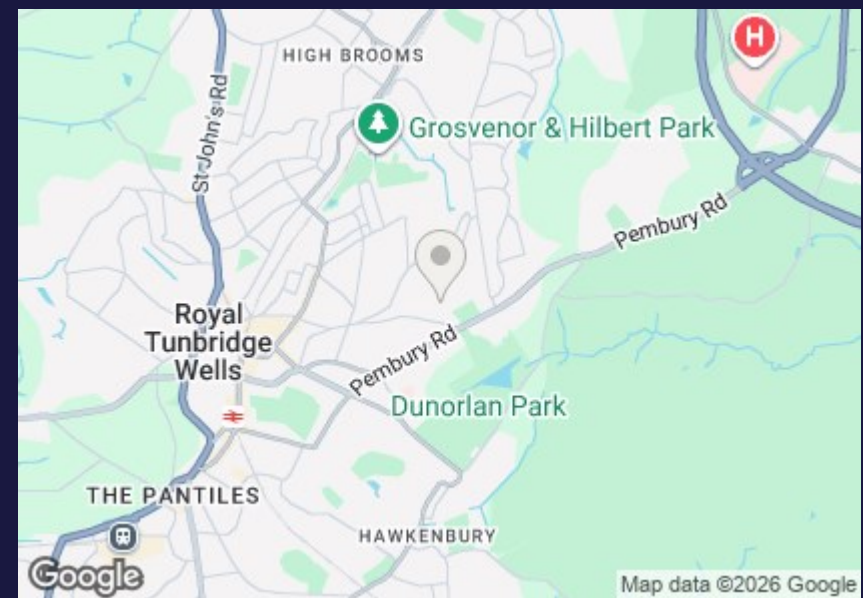
Mains gas/electricity/water/sewerage

Heating: Mains gas

Local Authority: Tunbridge Wells Borough Council

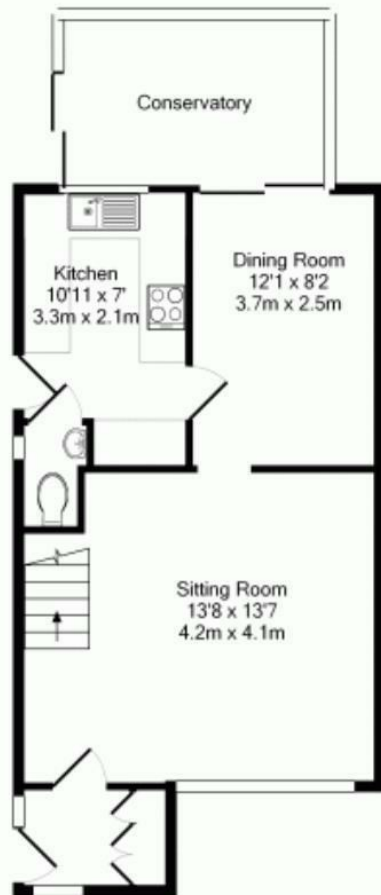
Council tax band: D



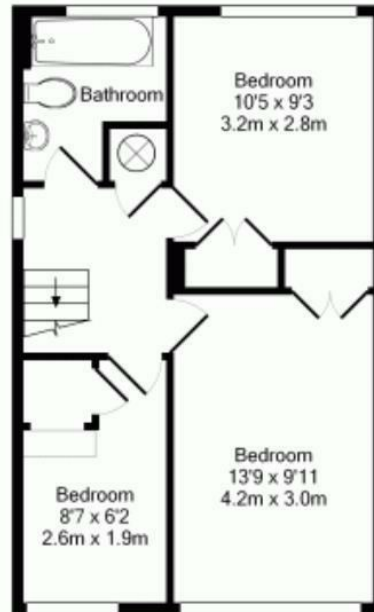


Coming along Pembury Road (A264) southbound, turn right into Sandrock Road. Take the first right into Cleveland. Approximately 0.1 miles along the road, turn right and the property is located straight ahead.





GROUND FLOOR  
APPROX. FLOOR  
AREA 518 SQ.FT.  
(48.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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