

BRAMLING CRESCENT, TUNBRIDGE WELLS

£2,450 PCM

This three double bedroom link-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 views to the front of the property, and there is a utility room and a downstairs cloakroom WC. The master bedroom has fitted wardrobes, an en-suite shower room and private balcony. 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 and a covered carport. The enclosed rear garden has a large patio that runs along the back of the house, and steps that lead up to an area of lawn. Council tax band E. Viewing highly recommended.





• Modern 3 Bedroom 2 Bathroom Link-Detached House with Garden and Covered Parking • Living Room • Modern Kitchen with Integrated Appliances Including Dishwasher. Utility Room and Downstairs Cloakroom WC • Security Deposit £2826. Council Tax Band E

Living Room
The living room is a good size and has a bay window that overlooks the front of the property. There are two media points and two radiators.

Kitchen-Diner
The kitchen-diner has plenty of space for a table and chairs. There are French doors that open onto the garden patio.

Modern Kitchen
The modern kitchen is well-equipped with integrated appliances including a fridge freezer, full size dishwasher, fan oven, microwave and four ring induction hob. A good range of wall and base kitchen cupboards provides plenty of storage.

Downstairs Cloakroom WC
The downstairs cloakroom has a WC, a wall mounted hand basin with mixer tap and a radiator

Master Bedroom
The master bedroom has a fitted wardrobe with mirror doors, a radiator with thermostatic valve and a TV point. French doors lead to a private balcony.

Master Bedroom En-Suite Shower Room
The en-suite shower room has a double walk-in shower, a wall mounted basin with mixer tap, a WC, a heated towel rail, a shaving socket and a wall mounted cupboard with mirror doors. There is a window and an extractor fan.

Double Bedroom 2
The second double bedroom has a double glazed window that overlooks the rear garden, and a radiator with thermostatic valve.

Family Bathroom
The family bathroom has a full length bath with shower over. There is a wall mounted basin with mixer tap, a WC and a fitted mirror. The room has a heated towel rail, a shaving point and an extractor fan.

Double Bedroom 3
The third double bedroom has a double glazed window that overlooks the rear garden. There is a radiator with thermostatic valve and a telephone point.

Outside
The enclosed rear garden has a large patio area that runs along the rear of the property. Steps lead up to an area of lawn.

Driveway & Covered Parking
There is driveway parking at the front of the property, and a covered parking area to the side of the property.

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. High Brooms mainline station with its train services to London is a short drive 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.





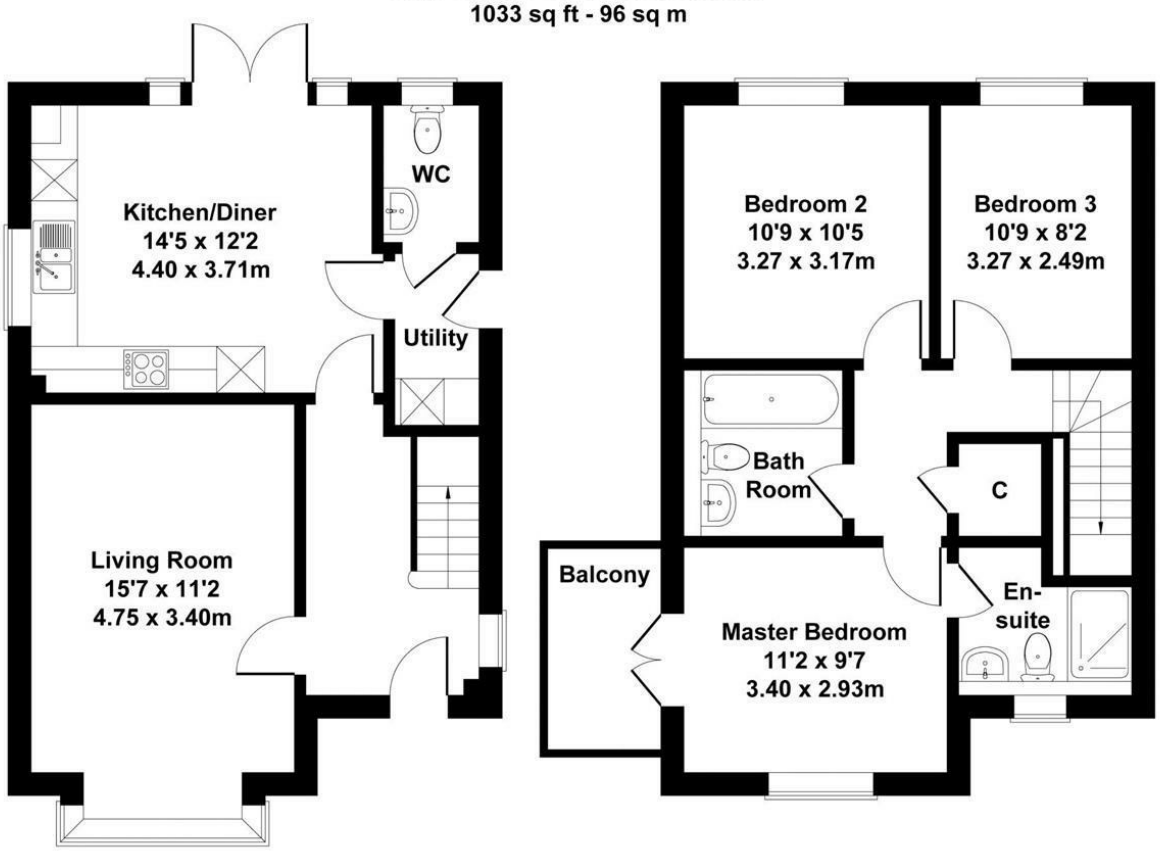
• Master Bedroom with En-Suite Shower Room and Private Balcony • 2 Further Double Bedrooms and Family Bathroom • Enclosed Low Maintenance Rear Garden • Driveway Parking and Covered Parking • Double Glazing Throughout. Gas Central Heating. EPC Band B • Available For Long Term Let





Bramling Crescent

Approximate Gross Internal Area
1033 sq ft - 96 sq m

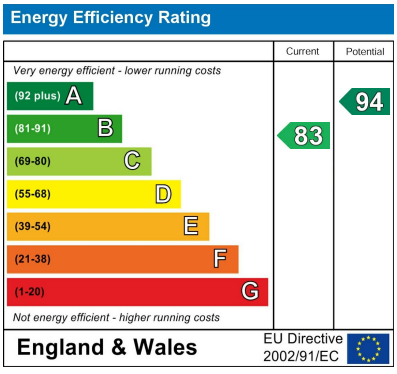


GROUND FLOOR

FIRST FLOOR

For Illustrative Purposes Only.





EPC Rating: B Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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