



13 Hawkenbury Mead, Tunbridge Wells, Kent TN2 5BU
Guide Price £324,000 Freehold

When experience counts...

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Coming to the market with the benefit of NO ONWARD CHAIN is this modern starter home located in a small residential cul-de-sac in the popular Hawkenbury area close to both Hawkenbury Recreation Ground and Dunorlan Park. Local amenities and Tunbridge Wells mainline station are within walking distance while St Peter's primary school which has been judged by Ofsted as 'Outstanding' is also within close proximity. The property benefits from off street parking immediately at the front of the property on its own driveway, entrance hall, spacious through reception room, open plan to the dining area which boasts French doors to the garden. This in turn is open plan to the kitchen fitted with oak units, marbled-effect worktop and ceramic hob with electric double oven underneath. There is an integrated fridge/freezer and the washing machine is included. A window from the kitchen enjoys an outlook over the rear garden. Upstairs are two bedrooms together with a bathroom and the gas central heating warm air boiler. To the rear of the property is a level lawned garden with good size patio and a timber garden shed. The property could benefit from some redecoration to one's own taste.

- Modern Terrace Home
- Double Glazing
- Spacious Through Reception/Dining Room
- French Doors to Garden
- Wooden Kitchen
- First Floor Bathroom
- Two Bedrooms
- Lawned Level Garden
- Off Street Parking
- Cul-de-Sac Location





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

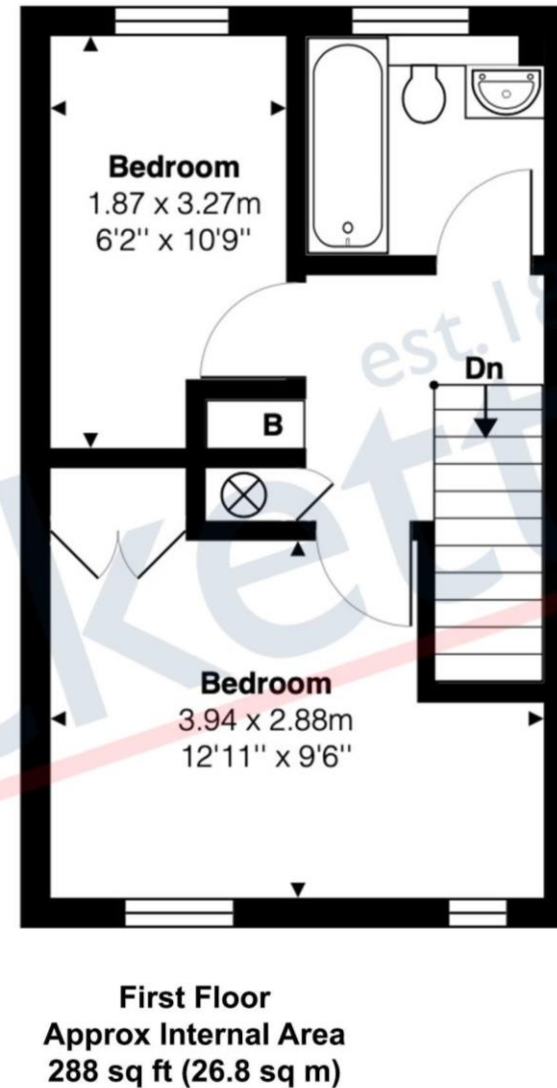
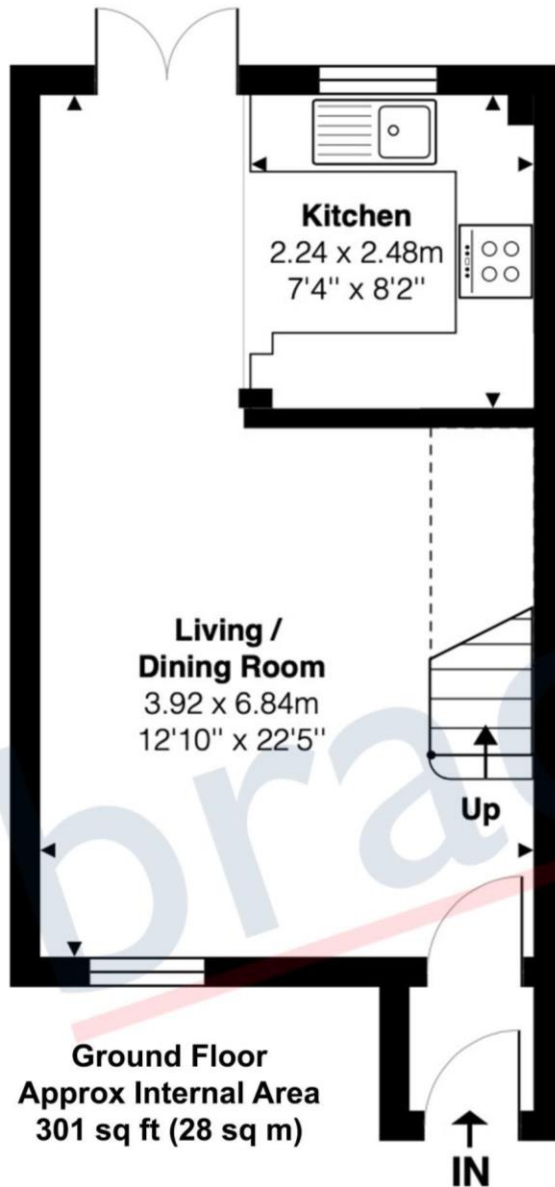
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: C



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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	91
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	