



5 Delves Avenue, Tunbridge Wells, Kent TN2 5DP

Guide Price £550,000 Freehold

When experience counts...

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**bracketts**



An opportunity to acquire a semi-detached bungalow, in its original form, something of a rarity now on the Banner Farm development where most neighbouring properties have been amended or extended in some way.

This neatly maintained bungalow has gas central heating and double glazing to accommodation comprising: hallway, bay fronted reception room, kitchen, three bedrooms and a bathroom/WC with a corner shower.

Outside, there is potential off road parking for several vehicles, a detached single garage and an enclosed rear garden. Offered for sale free of any forward chain, this property is likely to be of considerable demand and, therefore, an early viewing is strongly recommended.

- Semi-Detached Bungalow, in its original form
- No Forward Chain
- Popular Banner Farm Location
- 3 Bedrooms
- Bay Fronted Reception Room
- Kitchen
- Bathroom/WC
- Detached Single Garage
- Viewing Recommended
- Council Tax Band: D







## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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. 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.



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Approximate Area = 730 sq ft / 67.8 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 874 sq ft / 81.1 sq m

For identification only - Not to scale

