



16 Warren Walk, Tunbridge Wells, Kent TN2 3XR  
Guide Price £450,000 Freehold

When experience counts...

est. 1828  
**bracketts**



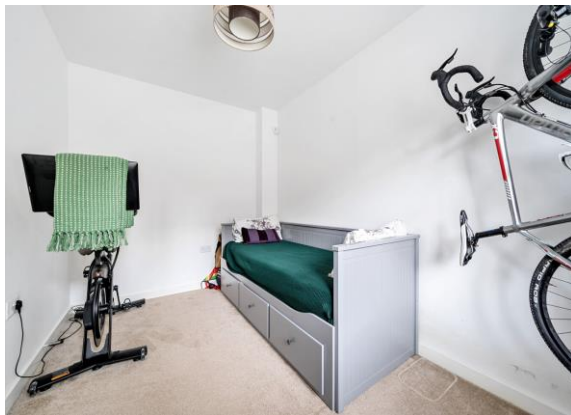
Bracketts are delighted to offer for sale this contemporary home offering flexible living accommodation arranged over three floors. Situated in Warren Walk which is a quiet close just under a mile from High Brooms station offering services into London. The accommodation comprises a spacious entrance hallway, WC, bedroom, large sitting room with large balcony and stairs to the lower ground floor. Open plan living/kitchen space with ample storage, built-in appliances and access to the garden. To the second floor there is a double bedroom with built-in storage, principal bedroom with en suite and large fitted cupboard.

Outside the property has a private rear garden with a leafy outlook, partly laid to lawn and with patio area. To the front there is a driveway for two cars.

We strongly recommend booking to view!

- A Modern 3 Bedroom Property
- Semi-Detached
- En Suite to Master Bedroom
- Arranged over 3 Floors
- 2 Off Road Parking Spaces
- Highly Efficient B Rated EPC
- Under 1 Mile to Train Station
- 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.

## Additional information:

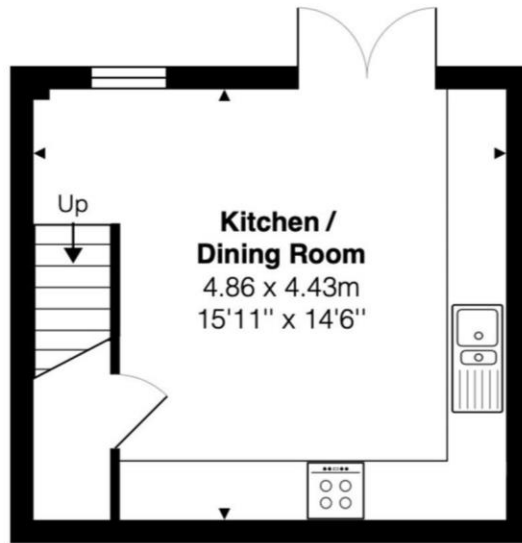
Council Tax Band: D



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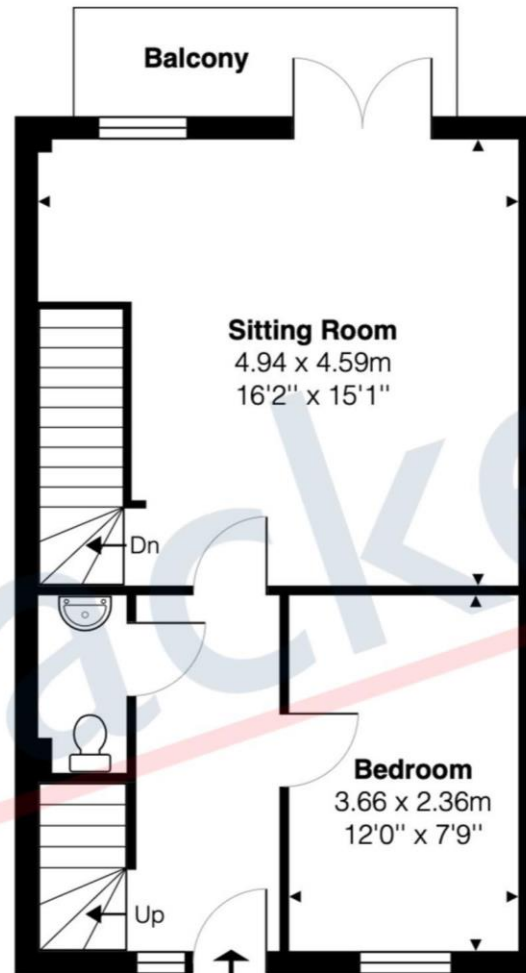


Gross Internal Area Approx 104 sq m / 1120 sq ft

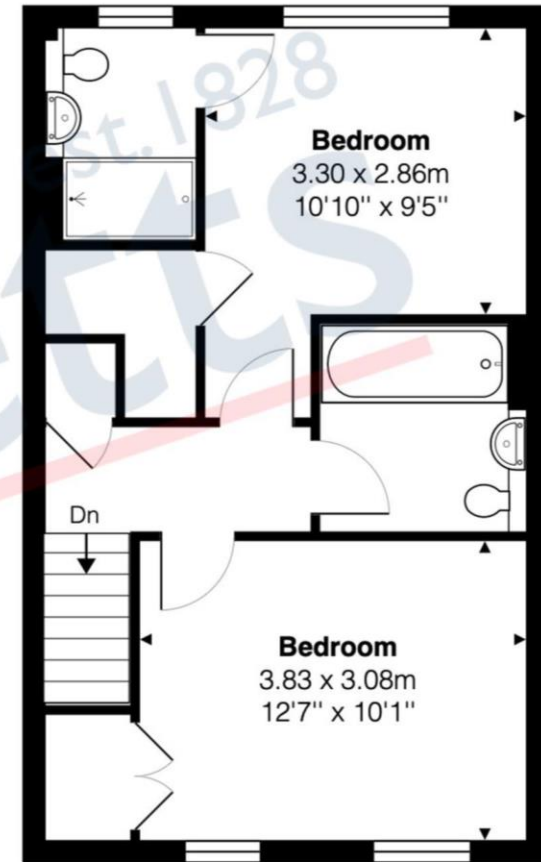


**Lower Ground Floor**  
Approx 21.5 sq m / 232 sq ft

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



**Ground Floor**  
Approx 41.2 sq m / 444 sq ft



**First Floor**  
Approx 41.2 sq m / 444 sq ft