



Delves Avenue, Tunbridge Wells – TN2 5DS
Tunbridge Wells

Guide Price **£1,175,000**

bracketts
est. 1828



52 Delves Avenue

Tunbridge Wells

- Extended family home with approximately 2,000 sq ft of accommodation
- Flexible layout with up to five bedrooms
- Three en suite bedrooms plus a family bathroom
- Generous reception space including sitting room, dining room and garden room
- Open-plan kitchen/breakfast area with range-style cooker and pantry
- Separate laundry/utility room with side access
- Driveway parking for 2-3 vehicles
- Study/bedroom five with en suite wet room
- Under a mile from the mainline railway station and 0.4 miles from Claremont Primary School

Bracketts are delighted to be bringing to the market, an extended house with 2,000 sq ft of accommodation that provides a flexibility of use. Potentially five bedrooms with three en suites, plus a family bathroom and generous reception space.

The house enjoys an elevated location within the Banner Farm estate. The southerly rear garden backs onto playing fields. The house is just 0.4 of a mile from Claremont Primary School, and the mainline railway station is under a mile.

The front door accesses a striking split level hallway. The extended sitting room has a window to the front, a wood burner to the fireplace, oak flooring, which extends via glazed double doors to a dining room, and in turn, is open plan to a garden room with corner window seating, a dresser unit, resin worktops with a deep glazed sink. From here there is further open

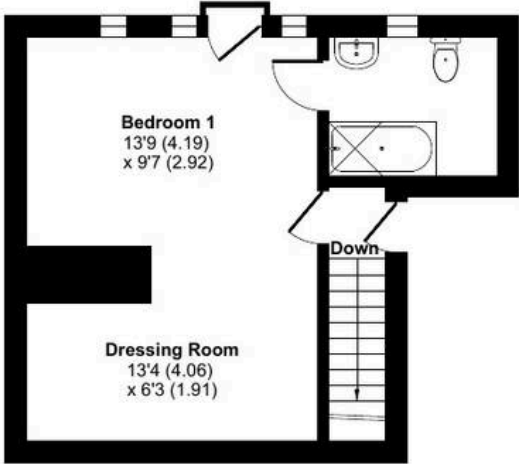
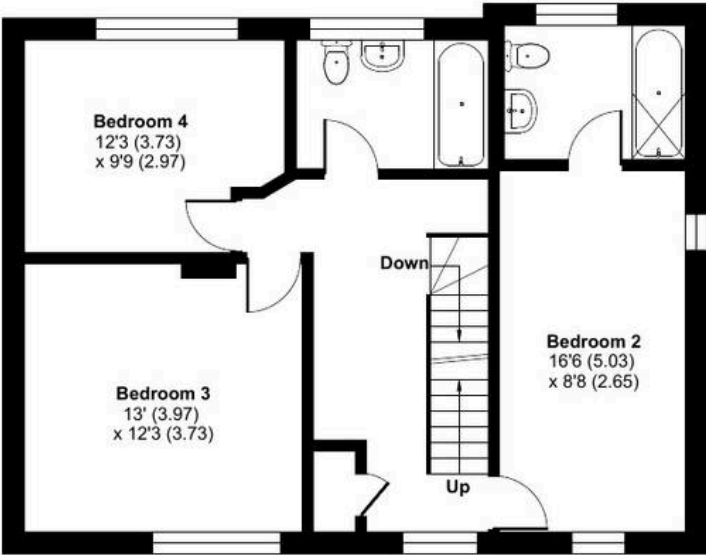
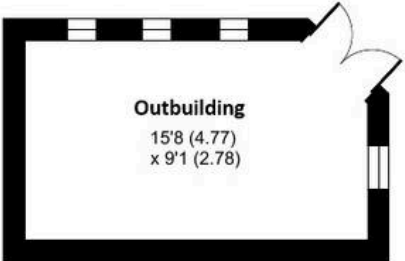
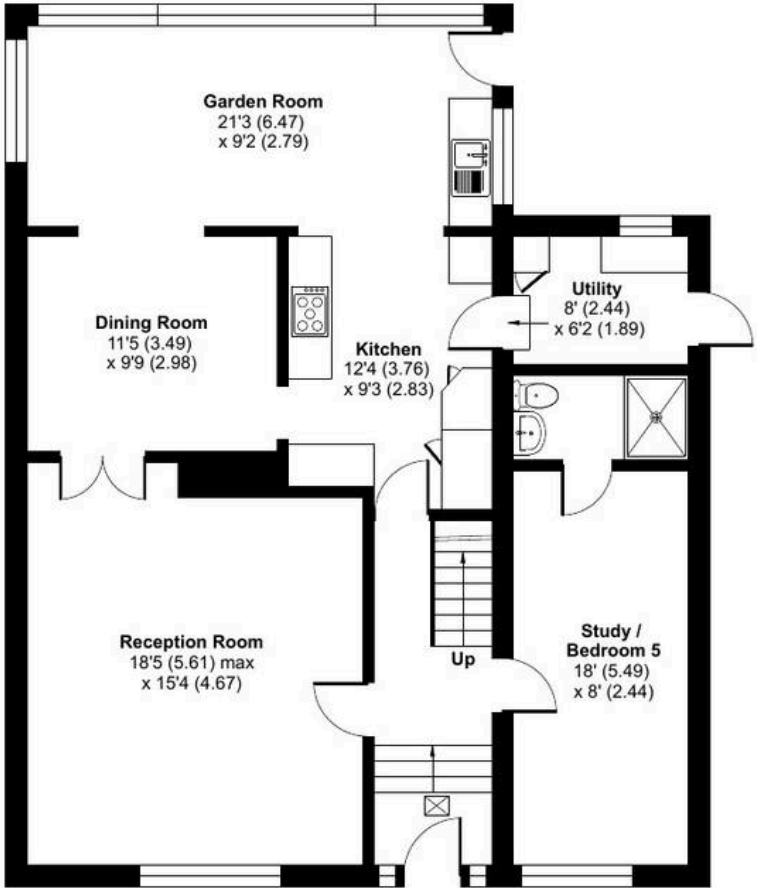




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Approximate Area = 2090 sq ft / 194.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR