



11 Derwent Drive, Tunbridge Wells – TN4 9TB
Tunbridge Wells

Guide Price **£475,000**

bracketts
est. 1828



11 Derwent Drive

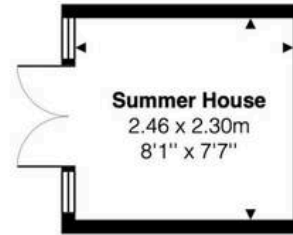
Tunbridge Wells, Tunbridge Wells

- Favoured Culverden Location
- No forward chain
- Semi detached bungalow
- Potential to extend - subject to necessary consents
- Living Room
- Conservatory
- Two bedrooms
- Bathroom/WC
- Gas central heating
- Viewing recommended

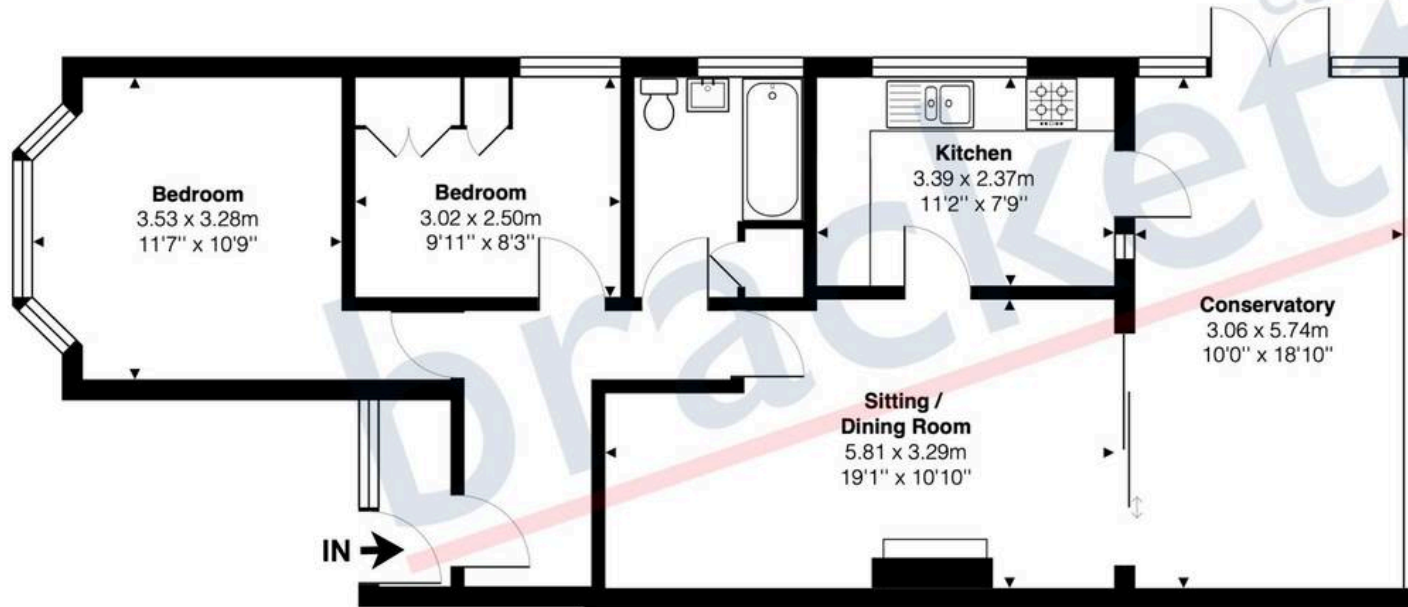
Offered for sale with the benefit of no onward chain, this semi detached bungalow occupies a quiet corner plot at the head of the cul-de-sac in an excellent location in the much favoured Culverden Down area of Tunbridge Wells. The entrance porch opens to the hallway with access to bedroom one, overlooking the front garden with a large bay window with feature stained glass panels. There is a second bedroom which could also be used as a good 'work from home' study or as a dressing room. A family bathroom with window to the side and an airing cupboard with boiler and hot water tank. The living room is adjacent to the kitchen and has patio doors to the conservatory, which spans the width of the house and provides further reception space that overlooks the rear garden. To the front is a long driveway leading to the large detached garage and a lawned area with flower borders around the bay window. To the side is a good sized lawn with a summer house and a patio garden at the rear immediately behind the conservatory. Due to its position and



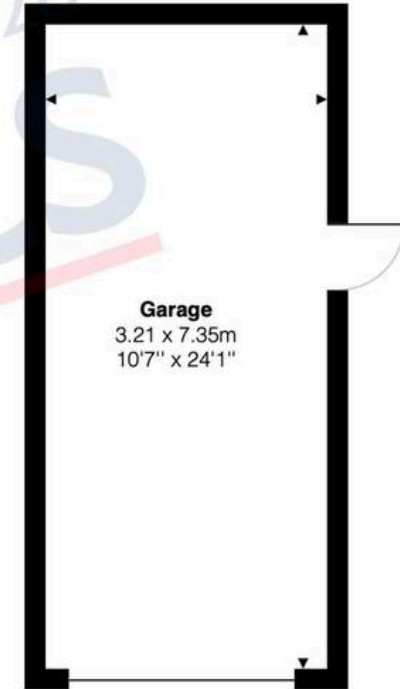




Summer House
Approx Internal Area
62 sq ft (5.7 sq m)
(Not Shown In Correct
Location / Orientation)



Approx Internal Area
883 sq ft (82 sq m)



Garage
Approx Internal Area
254 sq ft (23.6 sq m)
(Not Shown In Correct
Location / Orientation)

Derwent Drive, Tunbridge Wells

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.