



63 Coniston Avenue, Tunbridge Wells, Kent TN4 9SR

Price Range: £500,000 - £525,000 Freehold

When experience counts...

est. 1828  
**bracketts**



Coming to the market priced for modernisation is this semi detached house close to Hurst Woods, and benefiting from NO ONWARD CHAIN. Located in this very popular residential location close there is a wide selection of excellent local schools. There is a generous through lounge/dining and a window overlooking the rear garden. From the rear of this room, there is a doorway to the kitchen which has a range of units, and door to the garden, and hallway. On the first floor there are three bedrooms and a bathroom with WC. Externally, there is side access, and a rear garden on various level, now in need of green fingered help. The front garden has a good area of lawn and steps to the front door, and a driveway leading to a semi detached garage. Demand for this particular location is strong, and this is an excellent opportunity to remodel to one's own taste.

- No Onward Chain
- Priced for Modernisation
- 25' Reception Room
- Fitted Kitchen
- Rear Garden
- Semi Detached Garage
- Driveway
- Convenient Location
- 3 Bedrooms
- 1.3 miles walk to Station







## 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: D



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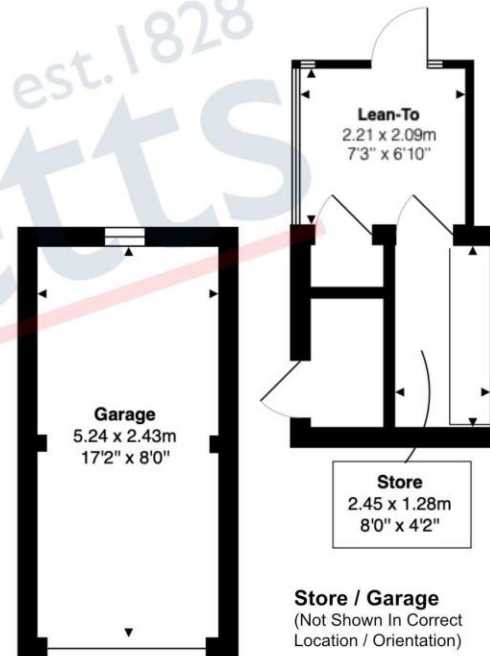
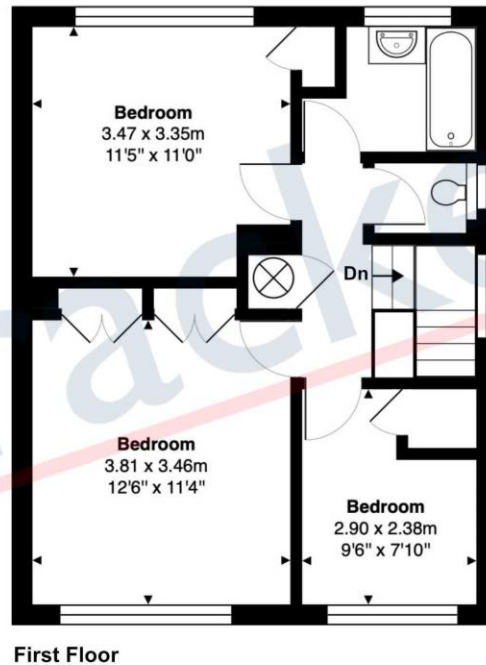
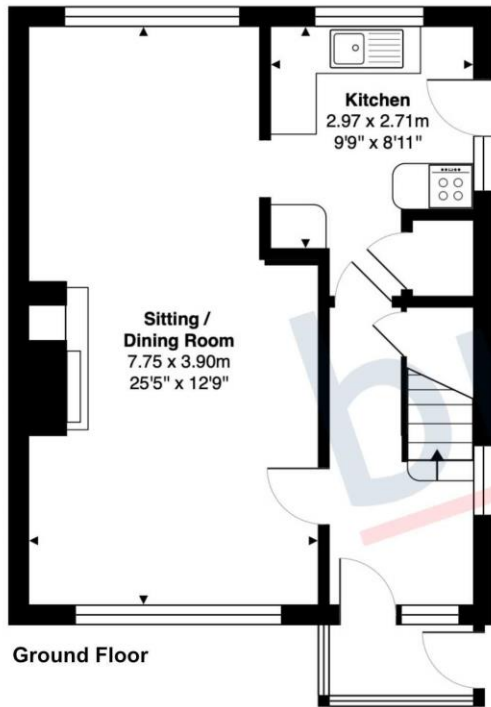
# 63 Coniston Avenue

Gross Internal Area Approx 94.7 sq m / 1019 sq ft

Garage Approx 12.7 m / 137 sq ft

Stores / Lean-To Approx 11.1 m / 120 sq ft

Total Approx 118.5 sq m / 1276 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(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