



20D Windmill Street, Tunbridge Wells, Kent TN2 4UU

Guide Price £445,000 Freehold

When experience counts...

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Located in this highly sought-after and extremely convenient and popular enclave in the heart of St Peters, is this NO CHAIN three bedroom semi-detached home, priced to allow for cosmetic updating.

Internally, there is a spacious entrance hall, two reception rooms, kitchen at the front and a downstairs cloakroom. The first floor has a principal bedroom and two further bedrooms and a family bathroom.

Externally, there is a single driveway and garage (an unusual feature in this area), side access and a small side and south facing rear garden.

There is potential for further expansion of the property, subject to obtaining the necessary consents.

- No Onward Chain
- Priced for Modernisation
- Central Location
- No Through Road
- 1301 Sq.Ft. (120.9 Sq. M.)
- 17'4 Reception Room
- Dining Room with Doors to the Garden
- 12'4 Kitchen
- 3 Bedrooms
- Garage and Parking





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.

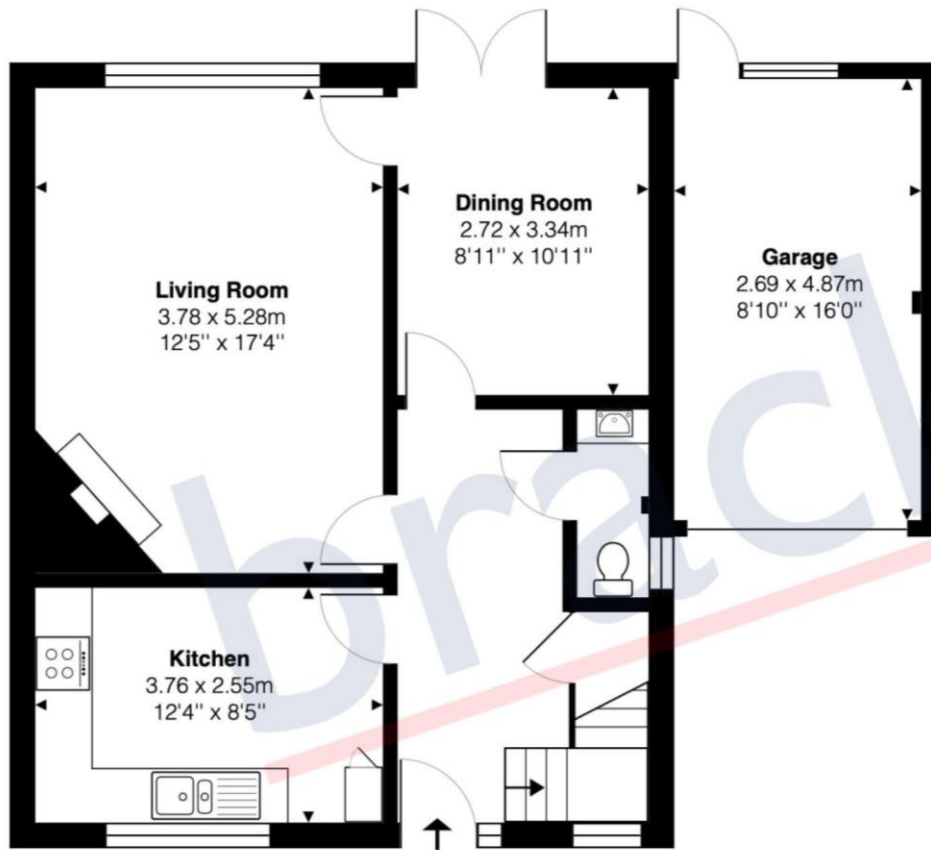
Additional Information:

Council Tax Band: D

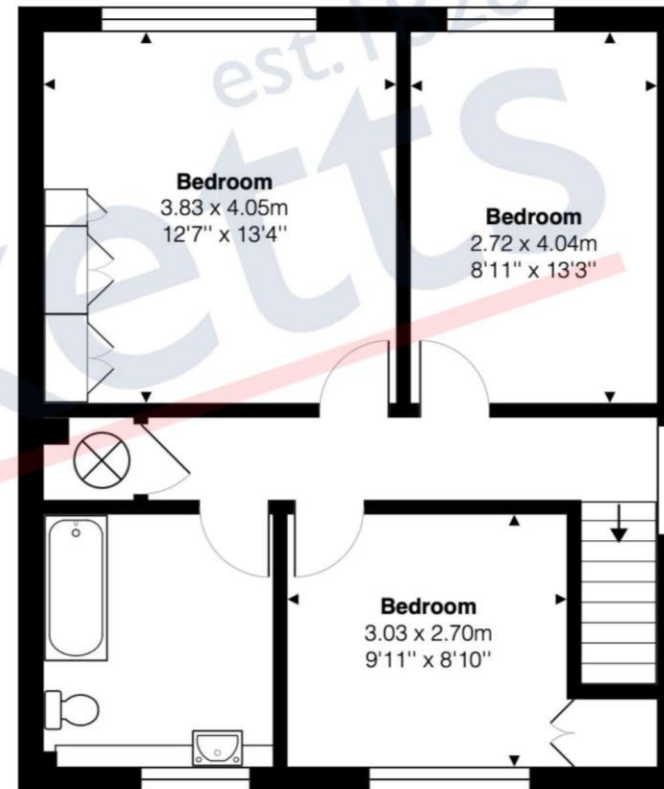


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Gross Internal Area Approx 120.9 sq m / 1301 sq ft
(Including Garage)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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