



84 Cromwell Road, Tunbridge Wells, Kent TN2 4UD

Offers in Excess of £499,950 Freehold

When experience counts...

est. 1828  
**bracketts**

Coming to the market with NO ONWARD CHAIN is this unusually spacious three double bedroom house. There is a large reception room, together with a separate dining room. The fitted kitchen has a separate utility room, which in turns leads to an enclosed decked garden with a shed and side access. The generous hallway has a porthole window and a wrought-iron staircase which lends a spacious feel to the hall, stairs and landing. There is a downstairs shower-room whilst on the first floor there is a bathroom with a shower over the bath. The location is convenient for the town centre which is within approx 2/3rd's mile whilst the mainline station is under 1 mile whilst the open green spaces of Dunorlan Park is within a few hundred yards. We recommend an early viewing.

- 3 BEDROOM SEMI-DETACHED HOUSE
- BATHROOM
- SHOWER ROOM
- 2 RECEPTION ROOMS
- ST PETERS AREA
- CLOSE TO DUNORLAN PARK
- PERMIT PARKING
- DECKED GARDEN
- 2/3rd MILE TO TOWN CENTRE
- NO ONWARD CHAIN







## 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.

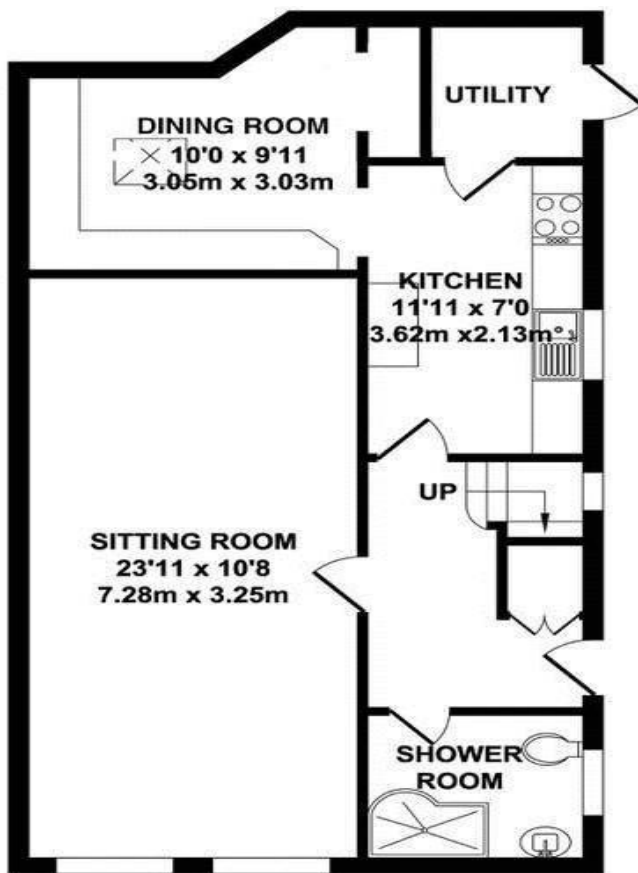
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

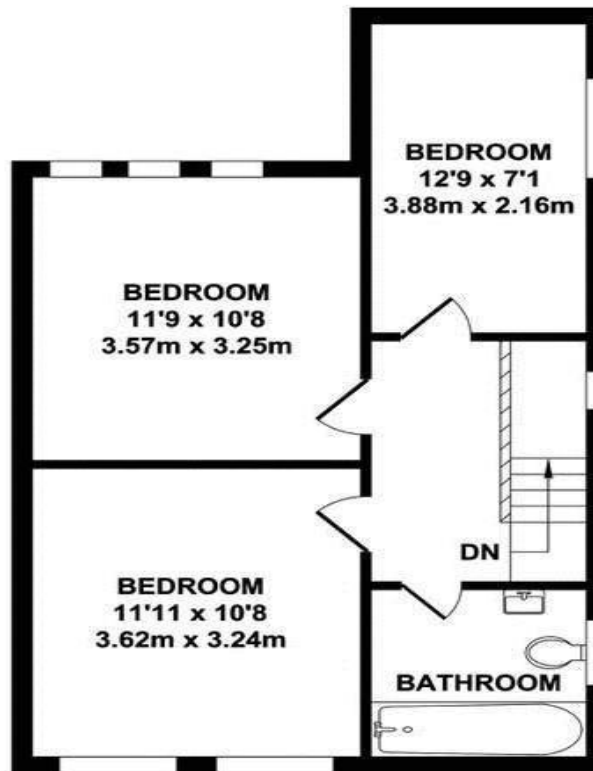
Council Tax Band: C



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GROUND FLOOR  
APPROX. FLOOR AREA  
604.2 SQ.FT.  
( 56.1SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
474.7 SQ.FT.  
( 44.1SQ.M.)

**TOTAL APPROX. FLOOR AREA 1079 SQ.FT. ( 100.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 83        |
| (55-68) <b>D</b>                            | 55                      |           |
| (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 |           |