



19 Coppice Close, Tunbridge Wells, Kent TN2 3YS  
Guide Price £400,000 Freehold

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**bracketts**



Price Range £400,000 - £425,000 Constructed in 2020, and located within a small cul de sac on the popular Knights Park Development, we are delighted to be offering for sale this beautifully presented end of terrace home with two parking spaces. One space is within a car port, the other space on a the driveway in front. The tandem parking spaces are held on a separate title with a 999 year lease with ground rent paid for the whole term of the lease. The entrance hall has stairs to the first floor, a downstairs cloakroom, while the through kitchen / dining / reception room has a window to the front, and French doors to the garden. There are integrated appliances, and a low maintenance garden with timber office with power and light providing the ideal 'work from home' space, and the garden has rear access, ideal for cyclists. Upstairs are two double bedrooms and family bathroom, all presented in excellent order. There is an annual service charge of approx £500 to cover the estate maintenance etc ( further details on request) Knights Park is a new development ( this decade) and offers a good mix of property and a range of local amenities such as a primary school and the Leisure Centre and multiplex cinema complex whilst a good range of national stores such as M & S foods, TK Maxx etc are within 1-2 miles on the industrial estate. Access to the A21 is within a mile making this ideal for accessing the M25 network and A21 to the south coast

- End of Terrace
- Well Presented
- Tandem 2 x parking ( Carport & Drive)
- French Doors to garden
- Luxury Vinyl flooring on ground floor
- Downstairs Cloakroom
- Two double Bedrooms
- Family Bathroom
- Home Office in Garden
- Cul de sac Location





## 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:

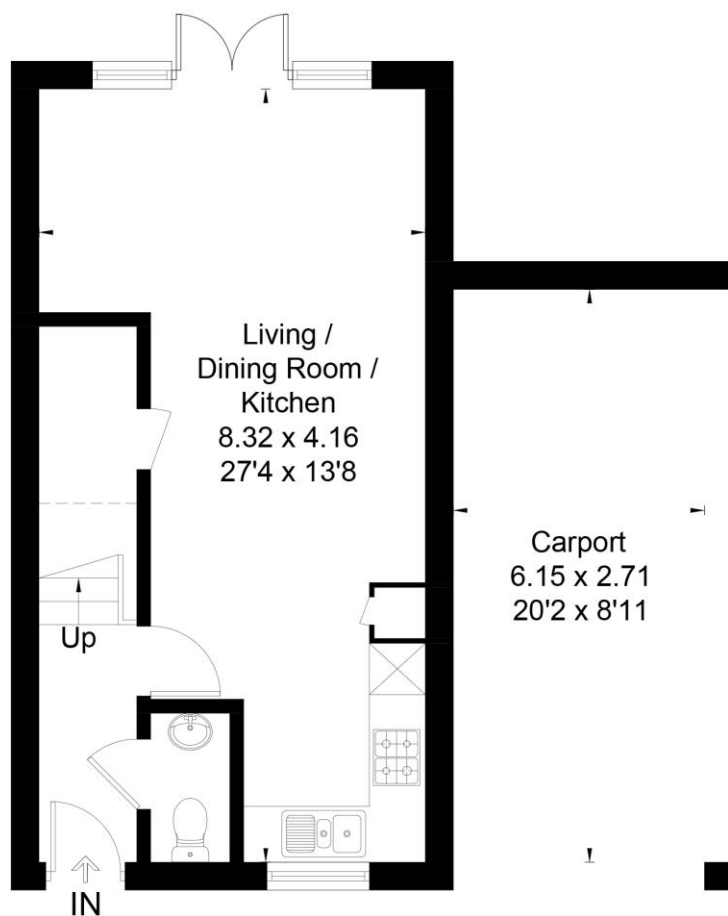
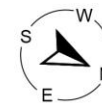
Council Tax Band: D



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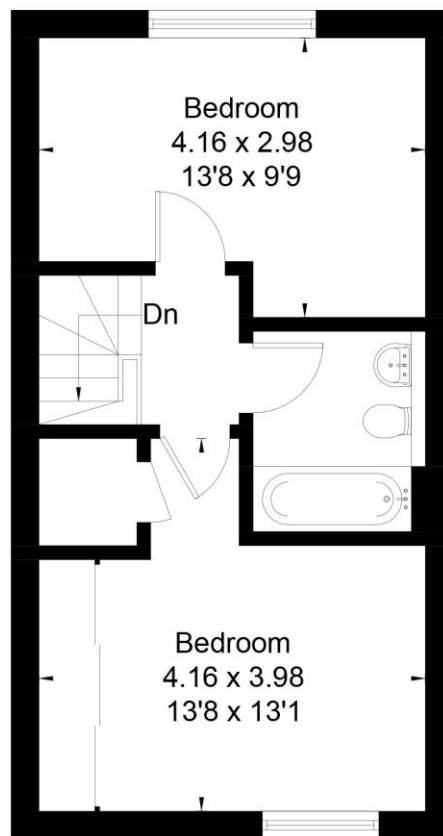


Approximate Floor Area = 69.1 sq m / 744 sq ft  
 Study = 8.3 sq m / 89 sq ft  
 Total = 77.4 sq m / 833 sq ft

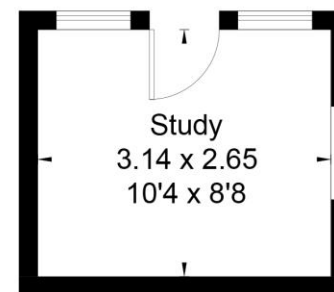


Ground Floor

[ ] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual  
Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94486

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