



43 Quarry Road, Tunbridge Wells, Kent, TN1 2EZ

Asking Price £325,000

Freehold

When experience counts...

est. 1828
bracketts

Bracketts are pleased to present this modern two-bedroom semi-detached house, ideally located just 0.8 miles from both Tunbridge Wells and High Brooms train stations, offering excellent commuter links and easy access to the town centre. The property features a car port and a raised decking terrace, providing a pleasant outdoor space for relaxing or entertaining. Inside, the ground floor comprises a bright living room and a modern fitted kitchen. Upstairs, there are two bedrooms—one double and one single—along with a family bathroom. Externally, the home benefits from off-street parking to the front and a private courtyard garden to the rear. This well-positioned home is available chain free and offers a fantastic opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance property in a central location.

- Semi Detached House
- Private Car Port
- Decked Rear Garden
- Two Bedrooms
- A short walk to the town centre
- Modern compact living
- EPC C
- COUNCIL TAX C



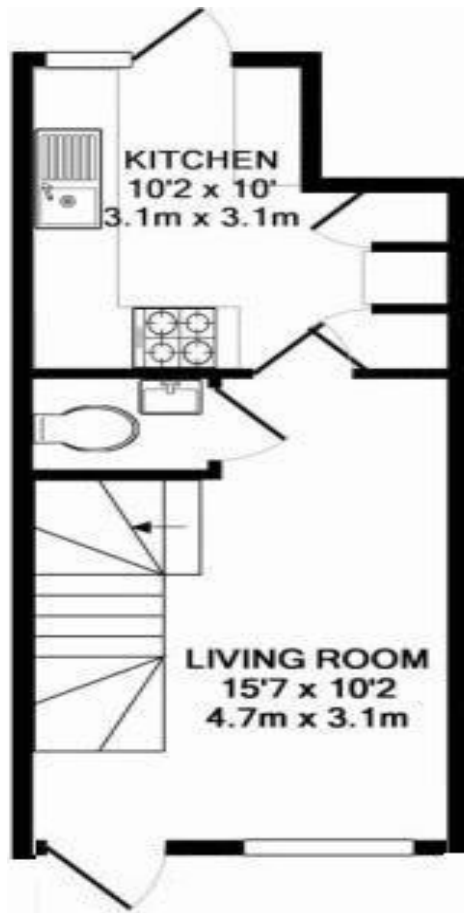


LOCATION:

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.



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GROUND FLOOR
APPROX. FLOOR
AREA 246 SQ.FT.
(22.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 274 SQ.FT.
(25.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 519 SQ.FT. (48.3 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	80	82
EU Directive 2002/91/EC		