



4 Ferndale Point, Tunbridge Wells, Kent TN2 3RN

Offers in Excess of £500,000

When experience counts...

est. 1828
bracketts

Priced to allow for some updating and coming to the market with NO ONWARD CHAIN is this family home comprising 1440 Sq ft / 133 sq m, located in a convenient location close to the town centre and within a few hundred yards to St James Primary School. The property has been extended at the rear with a conservatory across the width of the rear, which leads onto a lawned rear garden. There is a garage en bloc to the side of the proper. We recommend an early viewing.

- St James' Area
- 17'4 Reception Room
- Separate Dining Room
- Conservatory
- Downstairs Cloakroom
- 4 Bedrooms
- Garage en Bloc
- Front and rear gardens
- Priced to allow some updating
- 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.

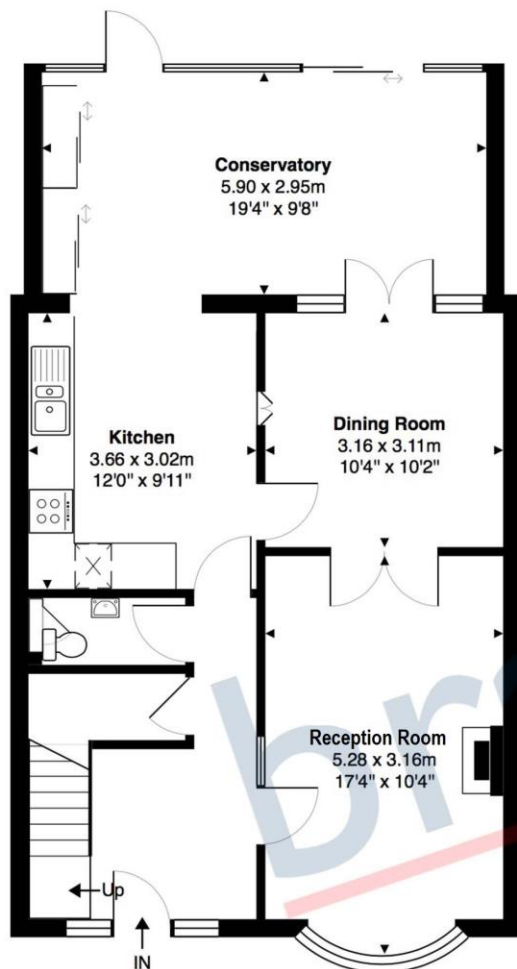
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

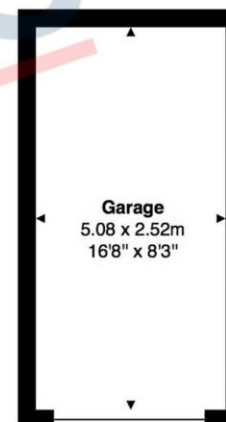
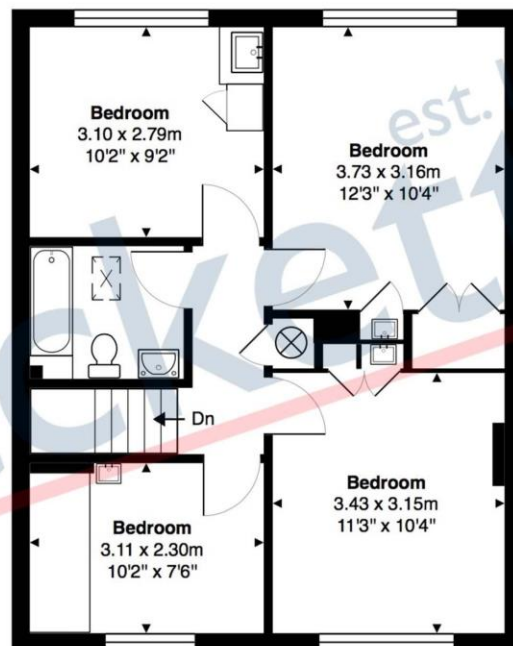
Council Tax Band: E



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**Gross Internal Floor
Area Approx
1440 sq ft (133.8 sq m)**



4 Ferndale Point, Ferndale, Tunbridge Wells

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		