



56 Clarendon Way, Tunbridge Wells, Kent TN2 5LD

Guide Price £650,000

Freehold

When experience counts...

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bracketts

Occupying a highly desirable, quiet tucked away position at the head of a quiet residential cul-de-sac in this popular and leafy southern part of town, this attractive linked-detached house is offered for sale with no forward chain. Originally built with subtle Georgian influences, the property has, in recent years, undergone a comprehensive refurbishment programme and a ground-floor extension. On the ground floor, a welcoming hallway leads to a bright reception room with a bow window to the front, under stair store cupboard and is open to a dining area with twin newly installed double glazed doors overlooking the garden. The stylish extended and newly installed kitchen features satin door fronts and an extensive U-shaped Quartz composite work surface with matching up-stands, under mounted sink beneath a rear window. Bosch appliances include a gas hob with extractor, oven and microwave housed in a tall unit, integrated Neff fridge/freezer, dishwasher, washing machine and condensing tumble drier and a range of base cabinets offering excellent storage. A rear extension provides a useful lobby with door to garage and cloakroom/WC. Upstairs, the landing includes an airing cupboard, window outlook enjoying treetop views towards the Common, and loft access (with light and boarding). Bedroom One enjoys twin front-facing windows and fitted wardrobes, while Bedrooms Two and Three overlook the rear garden. The refurbished family bathroom presents a crisp white suite with chrome fittings, comprising a bath with Aqualisa Deluge shower over, vanity-style wash basin with storage, WC, generous tiling, and contemporary lighting. Outside a driveway leads to the attached single garage, with gated side access to the enclosed rear garden. The south-west-facing garden includes a paved terrace for outdoor dining and a level lawn, creating a private and sunny space to enjoy.

- No forward chain
- Linked Detached house – south of town
- Café culture of High Street
- Main Line Station within one mile
- Half mile from Common and footpaths into Hargate Forest
- Three quarters of a mile to The Pantiles
- Recently refurbished and extended
- Newly fitted kitchen with integrated appliances
- Modern white sanitaryware with chrome fittings
- Gas central heating – New Viessmann combination boiler
- Double glazed windows and doors
- Viewing thoroughly recommended





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:

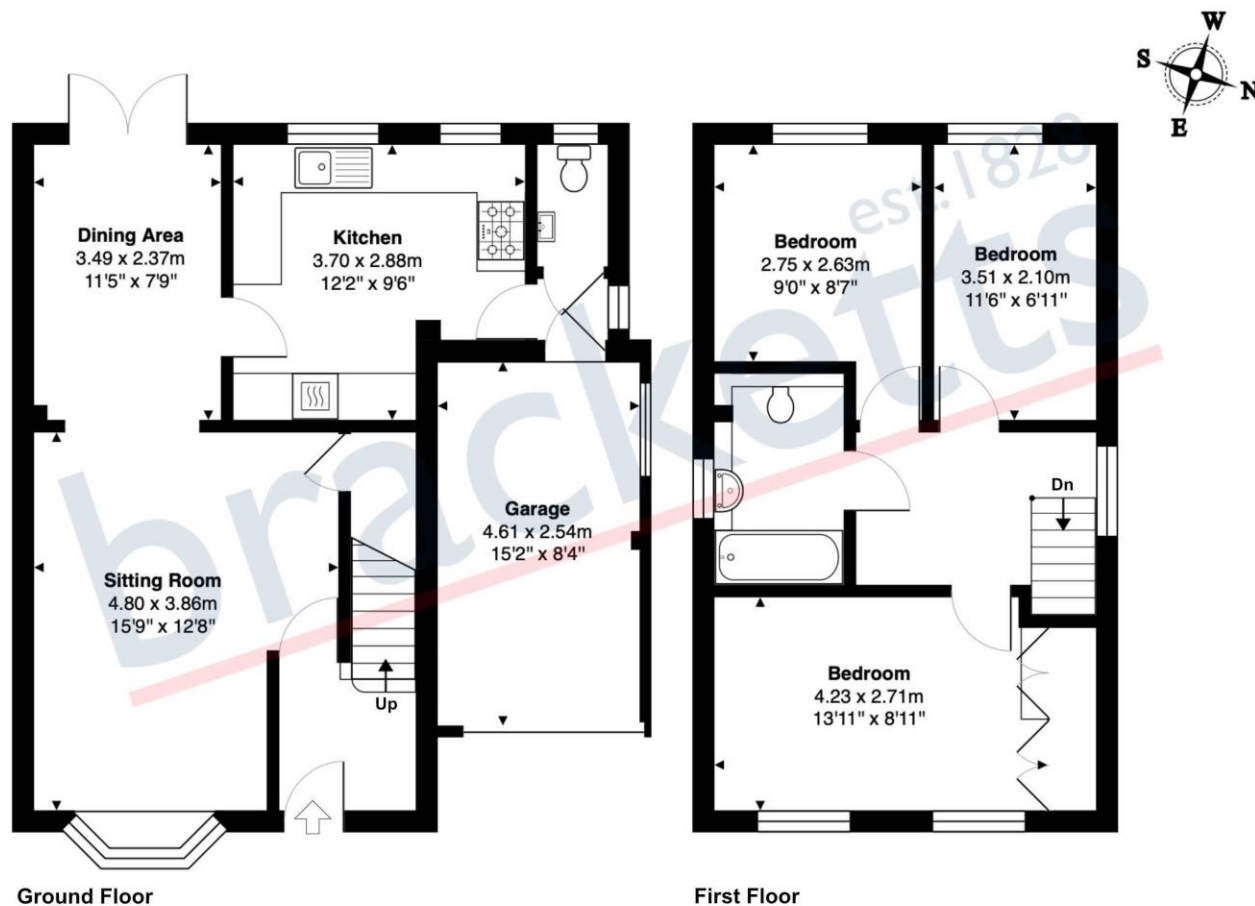
Council Tax Band: E



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Gross Internal Area Approx 102.2 sq m / 1100 sq ft
(Including Garage)



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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 & Wales	73	79
EU Directive 2002/91/EC		
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