



67 Farmcombe Road, Tunbridge Wells, Kent TN2 5DQ
Offers in Excess of £900,000 Freehold

When experience counts... **bracketts** est. 1828

Coming to the market with NO ONWARD CHAIN is this 1950s detached house set in a large garden adjoining Claremont school playing fields, in this highly sought-after road and having been in the careful hands of the current family for over 50 years. Nestling in a good size plot of 0.149 acres and set well back from the road and screened by hedging, there is parking for three cars in the front garden, together with potential to create further parking. There is a tandem garage to the side, with rear access. This wonderful three bedroom detached property offers tremendous potential to be re-styled or extended to provide a home set within one of Tunbridge Wells' most popular residential roads. The existing property, now in need of some modernisation, includes an entrance hall leading to the sitting room, dining room, conservatory and kitchen. Doors lead out to the rear garden from both the kitchen and conservatory. At first floor there are three well proportioned bedrooms, all with built-in wardrobes, there is a bathroom with separate cloakroom. Other features include a gas fired central heating system with radiators and double glazing. Externally, there are mature gardens with the rear garden which has been lovingly tended to over the years. With the benefit of no forward chain and being set in such a desirable location we have no hesitation in recommending interested applicants view without delay.

- Banner Farm Estate
- Adjoining Claremont School at Rear
- Large Garden
- No Onward Chain
- Priced for Modernisation
- 2 Reception Rooms
- Conservatory
- Modern Kitchen
- 3 Bedrooms
- Tandem Garage





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Gross Internal Area Approx 119.3 sq m / 1284 sq ft
(Including Garage)

