



Birling Drive, Tunbridge Wells, Kent, TN2 5LG

Guide Price £495,000 Freehold

When experience counts...

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**bracketts**



A beautifully presented, stylish and spacious three bedroom terraced house, located on the favoured south side of town, tucked away in a quiet location.

The front garden is mainly laid to lawn with steps leading to the front door and a porch with space for coats and shoes. The inner door opens to the bright and airy sitting room with a wood burner and large front window giving lots of light, the room opens to the dining room then kitchen area, both have rear views over the garden and trees beyond. The kitchen has been well planned with a range of modern shaker style units and a breakfast bar. Upstairs there is a recently fitted luxury bathroom with a free standing bath, vanity unit with inset sink and free standing waterfall shower. The rear garden is arranged over two levels with grass and patio, the garden is stocked with flowering spring flowers and shrubs. There is a shed and a decked sitting area with a pergola, ideal for enjoying the sun and for entertaining, there is also rear access via a gate. The house is sold with the benefit of an en bloc garage.

- Quiet Location
- Stylish & Beautifully Presented
- Three Bedrooms
- Modern, Shaker Style Kitchen with Breakfast Bar
- Recently Fitted Bathroom with Freestanding Bath and Shower
- Sitting Room with Log Burner
- Front Garden with Lawn and Planting
- Rear Garden arranged over Two Levels
- En Bloc 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: D



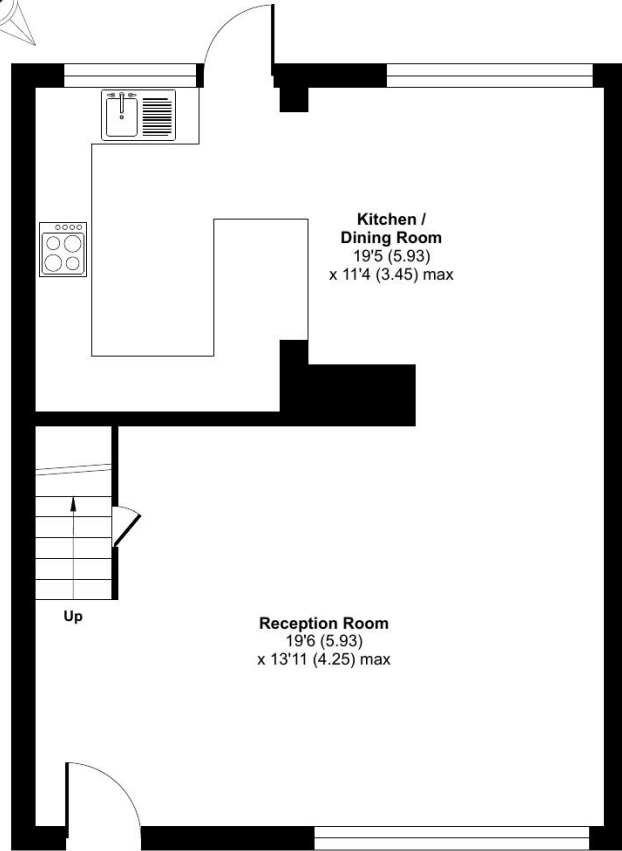
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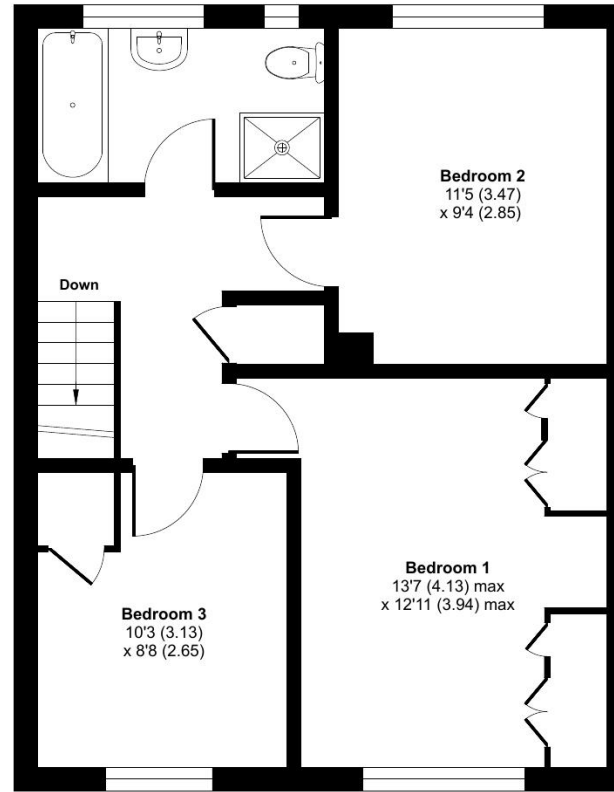
## Birling Drive, Tunbridge Wells, TN2

Approximate Area = 1022 sq ft / 94.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts llp. REF: 1103294

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