



22 Colbran Way, Tunbridge Wells, Kent TN4 8DB

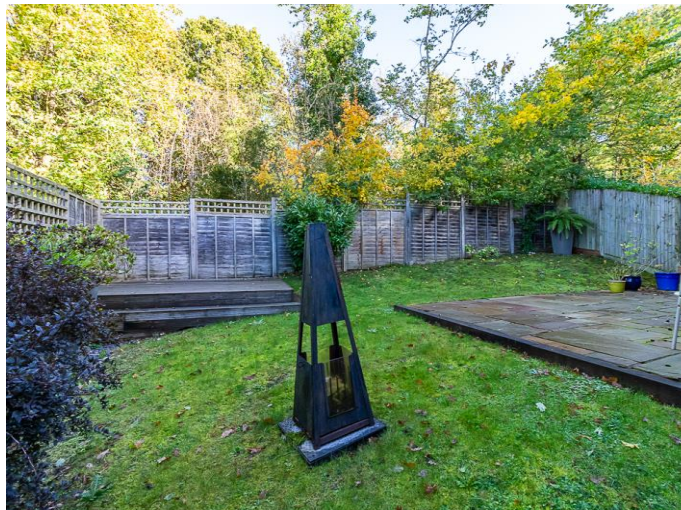
Guide Price: £525,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Enjoying a tucked away location is the CHAIN FREE house in a sylvan setting at the end of a cul-de-sac in this semi-rural setting. Nestling between the pretty villages of Langton Green and Rusthall, both of which offer sought-after primary schools and village shops, you also benefit from the tranquil offerings of a private green, woodland walks and nearby open countryside. Here you have the best of both worlds with easy access into Tunbridge Wells with its extensive shopping facilities and fast rail connections into London. The house itself offers contemporary living within a private development which was constructed within the last 15 years. There is an integrated garage with internal access, with plumbing for washing machine and space for tumble dryer. There is a driveway and the front door leads into a hallway, downstairs WC and the through reception room boasts a window to the front. At the rear and overlooking the garden is a large kitchen / dining room which extends across the whole of the rear of the house with direct access to the garden and integral access to the garage. The first floor has three bedrooms, with the principal bedroom having an en suite shower room. There is also a family bathroom. The rear garden is landscaped with a generous patio, a good sized area of lawn, plus a further decked patio. This home is beautifully presented and comes highly recommended and we urge an early viewing.

- No Onward Chain
- Semi-Detached
- Cul-de-Sac Location
- Integral Garage
- Parking
- Large Kitchen / Dining Room
- Downstairs WC
- 3 Bedrooms
- En Suite Shower Room
- Bathroom





### 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

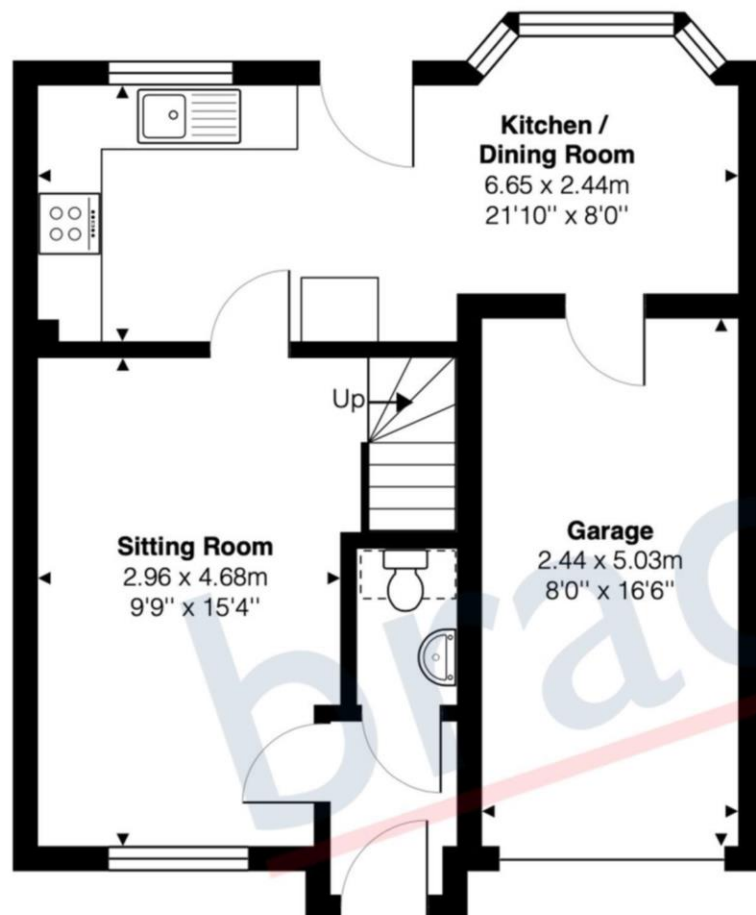
### Outgoings:

The property attracts an annual Estate charge of £558 payable in two instalments - June & December - in respect of the management of the communal areas (grassland, trees, paths 'woodland walk' and the multiple use games area).

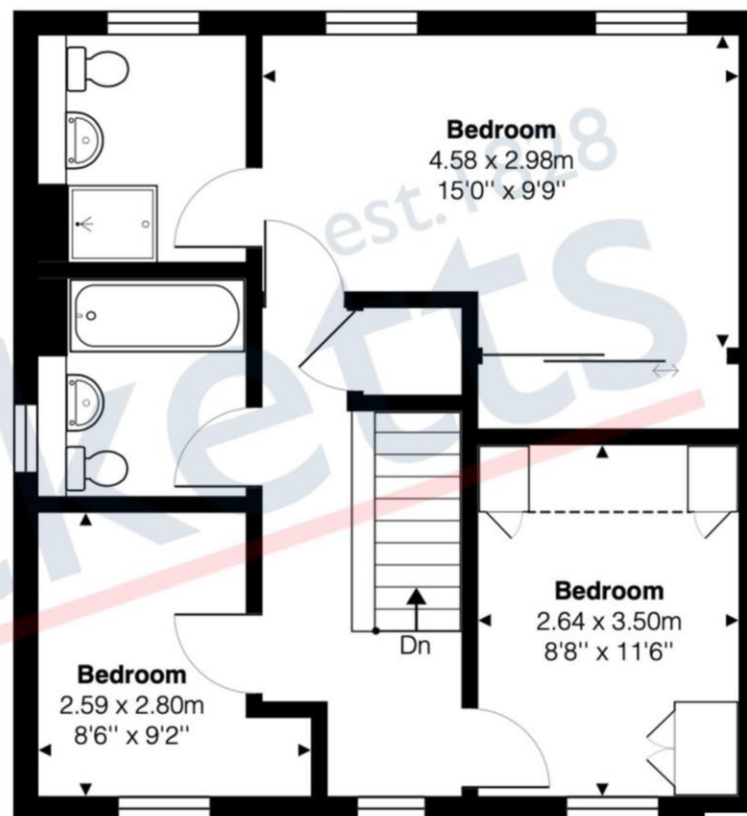


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**Gross Internal Area**  
**Approx 1058 sq ft (98.3 sq m)**  
 (Including Garage)



**Ground Floor**  
**Approx 536 sq ft (49.8 sq m)**  
 (Including Garage)



**First Floor**  
**Approx 522 sq ft (48.5 sq m)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(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		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		