



12 Milton Drive, Tunbridge Wells, Kent TN2 3DE

Offers Over £580,000 Freehold

When experience counts...

est. 1828
bracketts

Located in a small cul-de-sac on the northern fringes of Tunbridge Wells is this detached four bedroom family home constructed in 1973 and occupied by our current owners since 1977 which speaks volumes about the appeal of this home. The spacious through reception room opens directly to the garden and interconnects to the kitchen / breakfast room which, in turn, leads to the separate dining room. There is also a downstairs cloakroom, utility room and access to the internal garage. The first floor boasts a family bathroom and four bedrooms. Externally, there is a pleasant rear garden with a timber shed, gated side access and a landscaped front garden with parking for two cars.

This modern timber framed home comes highly recommended.

- Detached
- Cul-De-Sac Location
- Through Reception Room
- Kitchen / Breakfast Room
- Separate Dining Room
- Utility Room
- Downstairs Cloakroom
- 4 Bedrooms
- Garage and Parking
- Good Decorative Order





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:

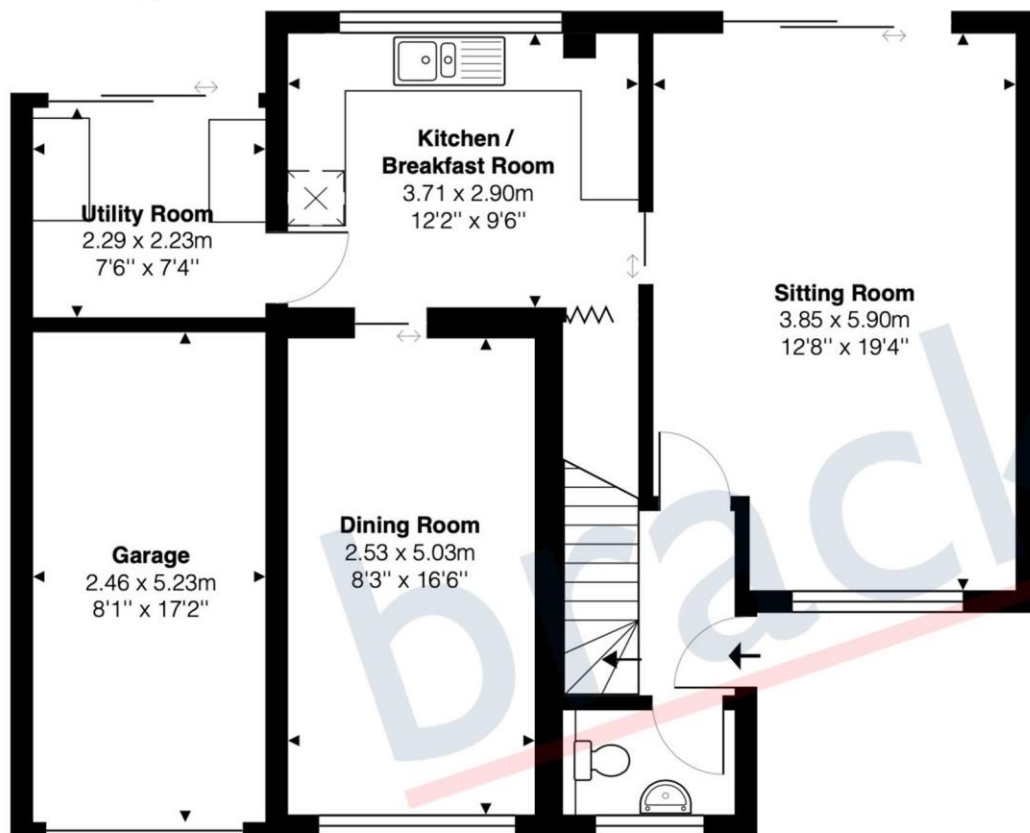
Council Tax Band: E



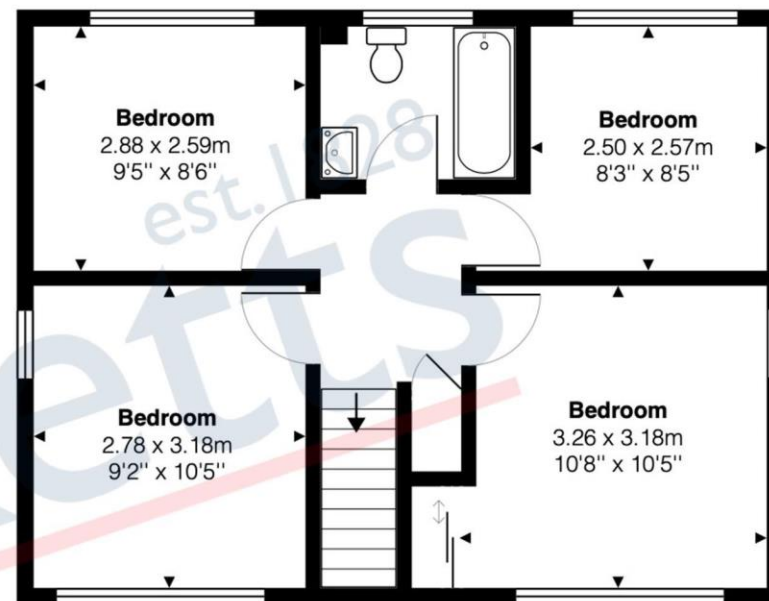
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**Gross Internal Floor
Area Approx**
1330 sq ft (123.5 sq m)
(Including Garage)



Ground Floor
Approx Internal Area
832 sq ft (77.3 sq m)
(Including Garage)



First Floor
Approx Internal Area
498 sq ft (46.3 sq m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		
EU Directive 2002/91/EC		