



2b Cunningham Close, Tunbridge Wells, Kent TN4 9EH

Guide Price £345,000 Freehold

When experience counts...

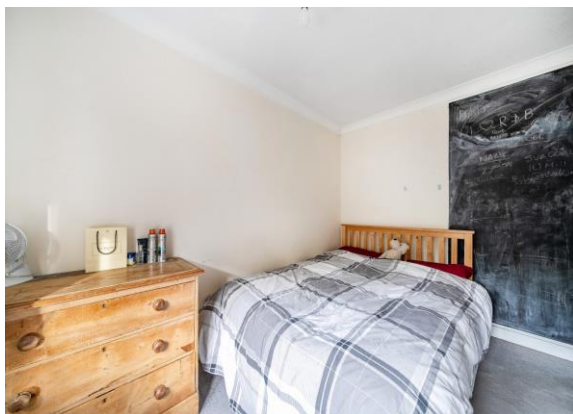
est. 1828
bracketts

Forming part of a small residential cul-de-sac in a most convenient part of High Brooms, being within a few 100 yards of St John's primary school and 0.5 of a mile or so from local shopping amenities and a mainline railway station. The property, which has been priced to reflect its current condition, has electric heating to accommodation arranged as follows; entrance hall, cloakroom/WC, kitchen, living room whilst upstairs there are three bedrooms and a bathroom/WC. Outside, we were advised that the property is conveyed with two parking spaces to the front and a path to the side of the house accesses the enclosed westerly facing rear garden.

Being set to the north of Tunbridge Wells town centre, the property is well placed for primary and secondary schools, green spaces in Cadogan Recreation Ground and Southfields Park are close by and access into Brokes and Barnett's Woods are both about 0.5 mile distant. The vendor has solar panels fitted to the front of this property and plans to add further panels to the rear west facing elevation early in 2025.

- Small Residential Cul-de-Sac
- Modern Semi-Detached House
- Living Room with Double Doors to Garden
- Kitchen
- Cloakroom
- 3 Bedrooms
- Bathroom
- West Facing Rear Garden
- Designated Off-Road Parking
- Recommended for Viewing





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.

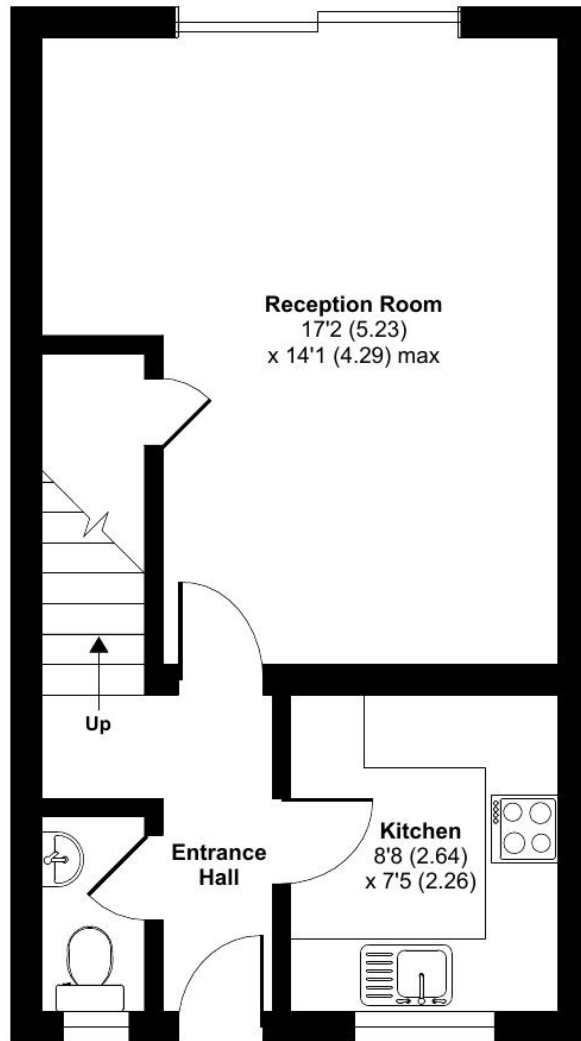
Additional Information:
Council Tax Band: C



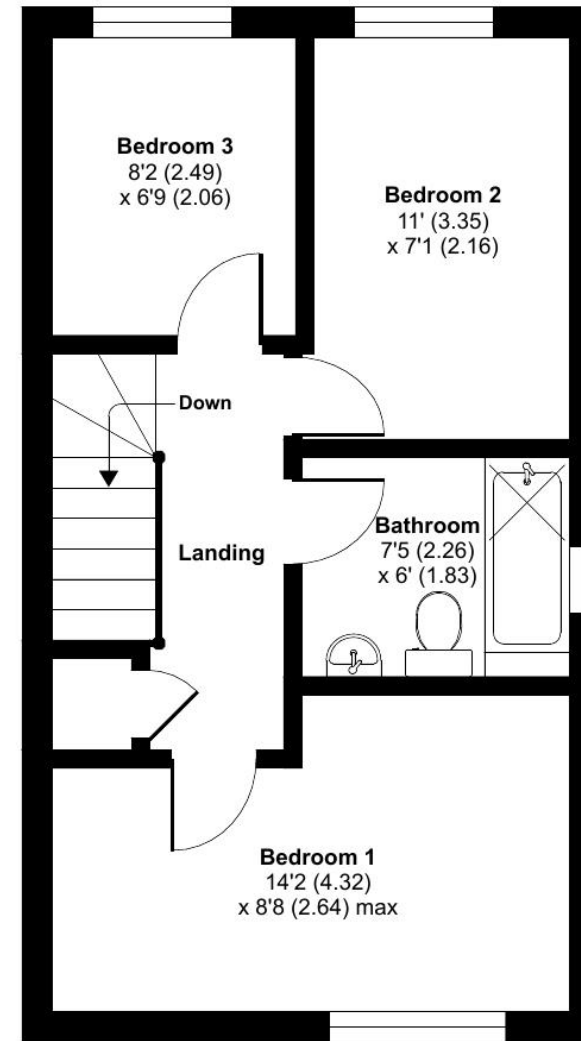
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Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

