



9 Maryland Road, Tunbridge Wells, Kent TN2 5HE

Guide Price £750,000 Freehold

When experience counts...

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Located in the popular Hawkenbury area, close to the new St Peters school, is this detached home comprising 1,519 sq ft (141 sq m). The accommodation is comprised over three storeys, each with half landings and a spacious central area with vaulted ceiling with Velux, used by the current vendors as a study area. There is integral access to the garage which is informally used as a utility area, whilst also on this floor is a half rise of stairs to the first floor, half rise of stairs to the garden level and a 17'4 x 12'10 reception room with window sliding patio doors leading to the large rear garden. Also on this floor is bedroom 3, and bedroom 1 which has an en suite shower room, fitted double wardrobes and a dual aspect. On the garden level, there is a spacious fitted kitchen / breakfast room with cream coloured eye and base units and Quartz worktop which includes a central island, a door to the side and a large window overlooking the rear garden. There is also a cloakroom on this level with window to the side. A further reception room at the front provides an ideal dining / family room. There is a galleried half landing leading to two double bedrooms, together with a family bathroom. Externally, the property has a driveway providing generous parking for two cars with a good sized area of lawn. There is side access and the large, lawned rear garden with large timber shed with storage area. We recommend a viewing.

- Detached
- 4 Bedrooms
- En Suite Shower
- Bathroom
- Cloakroom
- Stylish Fitted Kitchen
- 17'4 Reception Room
- Separate Dining Room
- Integral Garage & Parking
- Large Garden





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:

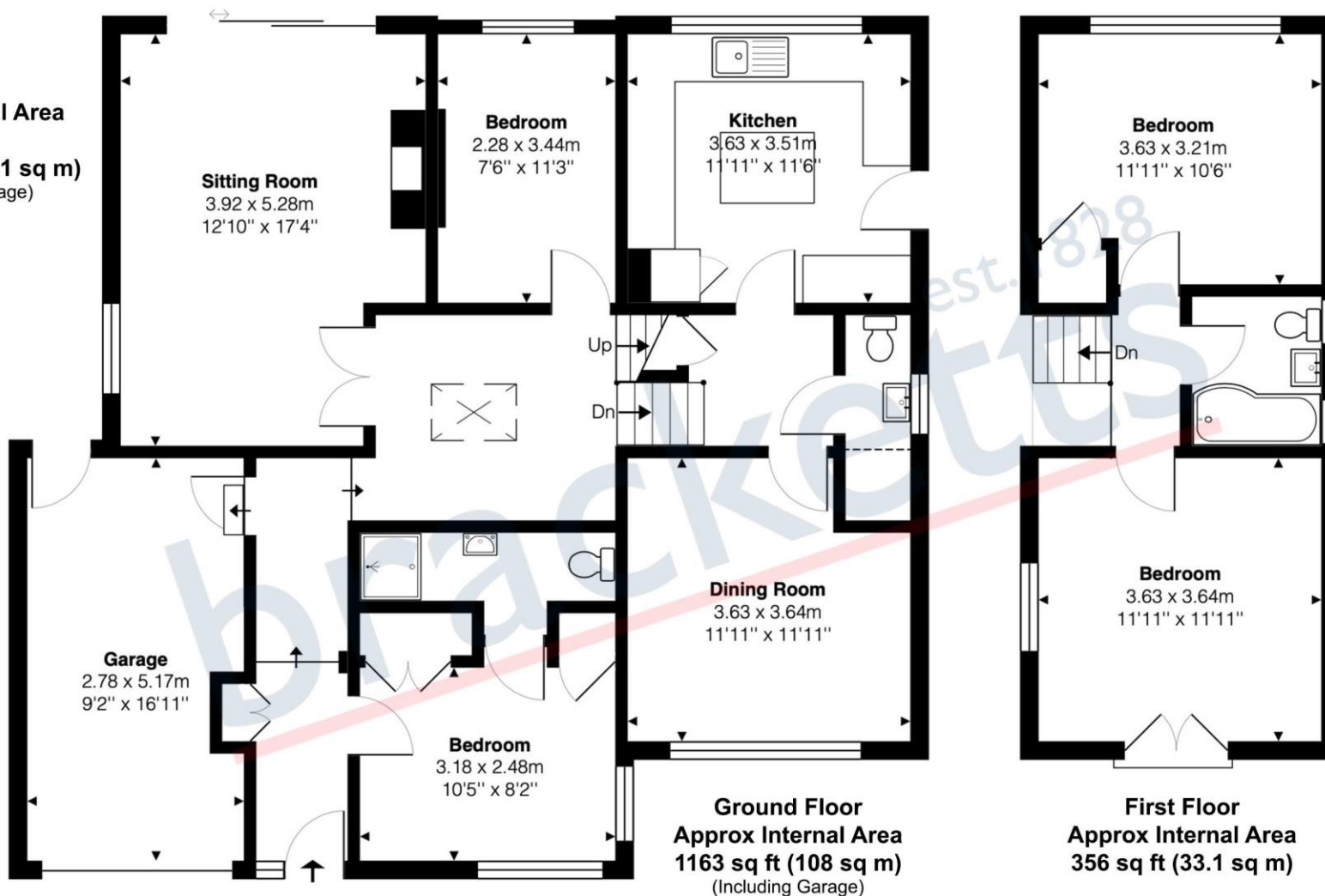
Council Tax Band: F



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Gross Internal Area
Approx
1519 sq ft (141.1 sq m)
 (Including Garage)



Ground Floor
Approx Internal Area
1163 sq ft (108 sq m)
 (Including Garage)

First Floor
Approx Internal Area
356 sq ft (33.1 sq m)

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