



**Dukes Drive
Tunbridge Wells
Kent**



44 Dukes Drive Tunbridge Wells TN2 5FA.



A beautifully presented semi detached family home in this sought after location in the southern part of Tunbridge Wells.

Tunbridge Wells mainline station - 1.3 miles (London Bridge from 42 minutes). A21 (Pembury) - 3 miles. M25 (J5) - 15 miles.

Freehold

Tunbridge Wells Borough Council. Tel: 01892 526121

Mains water, electricity and drainage. Gas-fired central heating.



The Property

The front door opens into a spacious entrance hall which leads to the modern kitchen with a range of wall and base units and large open plan living area which is afforded plenty of natural light due to the full length doors which overlook the garden. Also to note on this floor there is a w.c. On the first floor there are two good sized bedrooms with a large family bathroom. On the second floor is the third bedroom with a well appointed en suite bathroom.

Gardens and Grounds

At the front of the property there is private parking with space for several cars. To the rear of the house is a secluded garden with a patio area which is a lovely space in which to relax and enjoy alfresco entertaining.

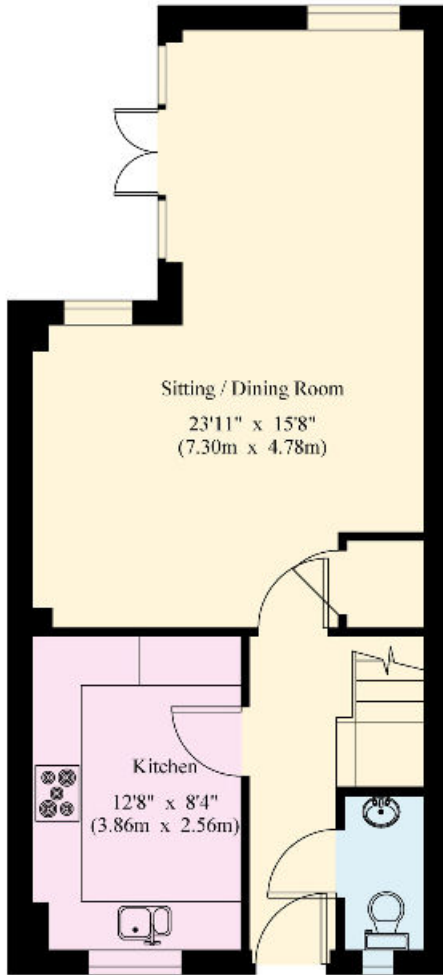
Situation

The property is situated in the popular southern part of the town approximately 1.2 miles away from The Pantiles, High Street, and the mainline station, which provides services to London (Charing Cross and Cannon Street) in about 52 minutes. Tunbridge Wells town centre offers a comprehensive range of shopping facilities in Royal Victoria Place, as well as numerous boutiques, jewellers, art galleries and independent cafes and restaurants in the historic High Street and the famous Pantiles. There are also a number of good schools in the area. Leisure facilities include the Nevill Cricket Ground, Nevill Tennis Club, golf at The Nevill, and sailing and fishing at Bewl water.

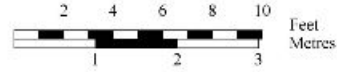


Directions

From Tunbridge Wells proceed out on the A267 Frant Road, turn left onto Forest Road and then the first turning right onto Bayham Road. Dukes Drive is the first turning on the right hand side and number 44 is immediately on the right.



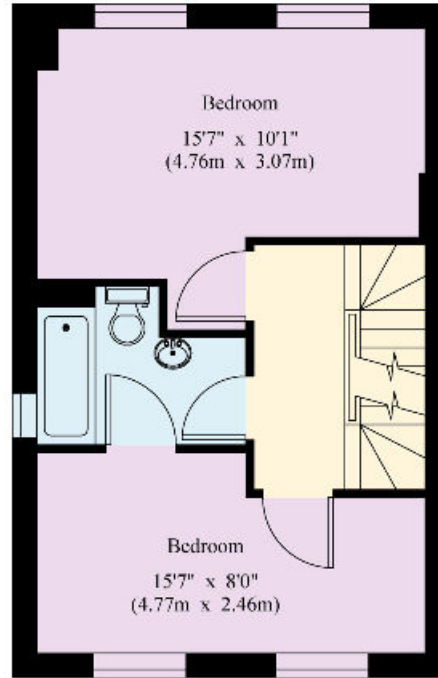
Ground Floor



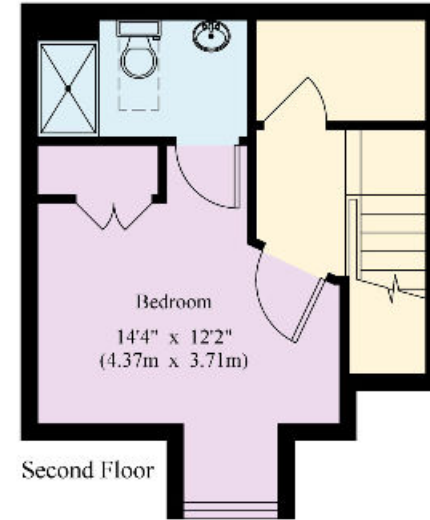
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**Approximate Gross Internal Floor Area
108.5 sq m/1167 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor



Second Floor

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2021. Photographs and videos dated July 2021.

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