



## 10 RAFFERTY DRIVE

Tunbridge Wells, Kent





## AN EXCEPTIONAL DETACHED FAMILY HOME

Built by renowned developer, Berkeley Homes, offering beautifully presented accommodation arranged over three storeys with off-street parking and a detached home-office.

			EPC
4	2	2	B

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

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

Postcode: TN2 5GS [what3words.com/draw.waving.locals](https://what3words.com/draw.waving.locals)

Service Charge: Approximately £732.86 per annum | New Home Warranty: Valid until 2033



## THE PROPERTY

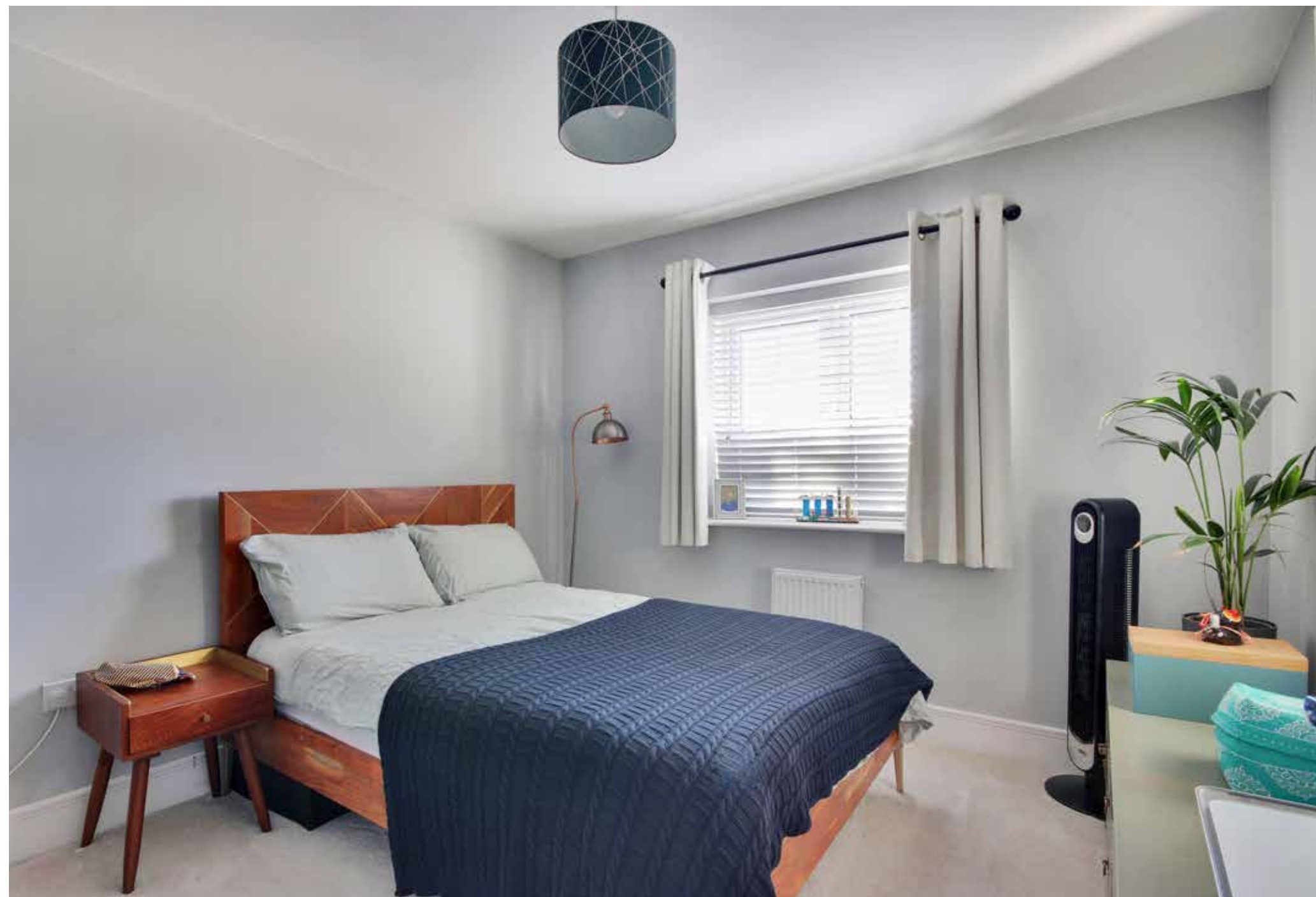
On the ground floor, there is a good-sized sitting room at the front of the house with an attractive bay window. The impressive, open-plan kitchen/dining room is situated at the rear with double doors leading directly out to the garden – creating a wonderful living and entertaining space. The kitchen comprises a range of stylish wall and base units with stunning worksurfaces and ample room for a dining table. Also to note on this level is a downstairs cloakroom.

There are three bedrooms on the first floor, served by a well-appointed family bathroom.

The principal bedroom is located on the second floor, complete with dressing room and luxurious en suite shower room.











## OUTSIDE AND SITUATION

The property benefits from off-street parking on a private driveway. The rear garden faces west, with a striking terrace leading to an expanse of lawn, offering the perfect backdrop for alfresco dining and entertaining. A detached home office/studio in the garden is a true highlight.

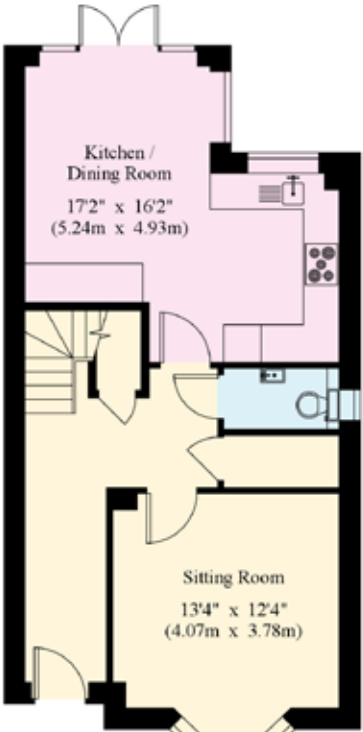
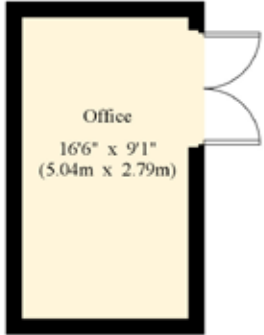
Rafferty Drive is situated in a popular residential location about 1.5 miles away from the mainline station, providing services to London from approximately 42 minutes. Tunbridge Wells town centre provides a comprehensive range of shopping facilities in the Royal Victoria Place, as well as numerous boutiques, independent cafes and restaurants in the historic High Street and famous Pantiles. The town is renowned for an excellent choice of private and state schools including popular St Peter's Primary nearby and grammar schools for both boys and girls.



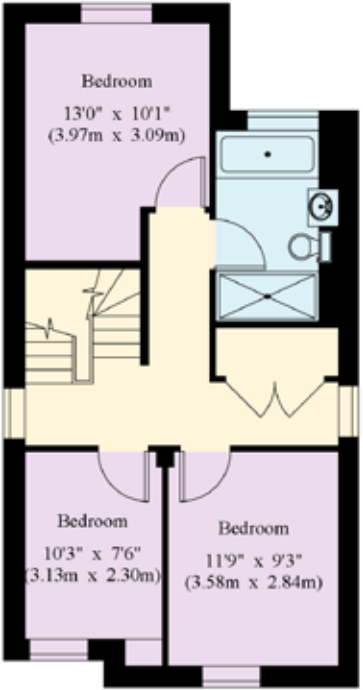




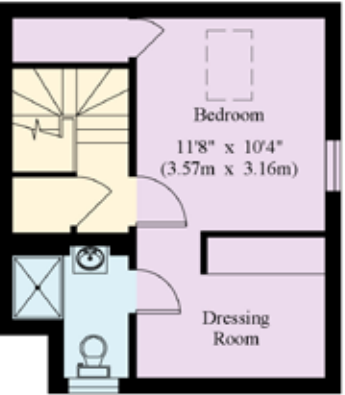
House - Gross Internal Area : 134.7 sq.m (1449 sq.ft.)  
Outbuilding - Gross Internal Area : 14.4 sq.m (155 sq.ft.)



Ground Floor



First Floor



Second Floor



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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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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