



27 Rosehip Lane, Tunbridge Wells, TN2 3XU

Jack Charles
Estate Agents

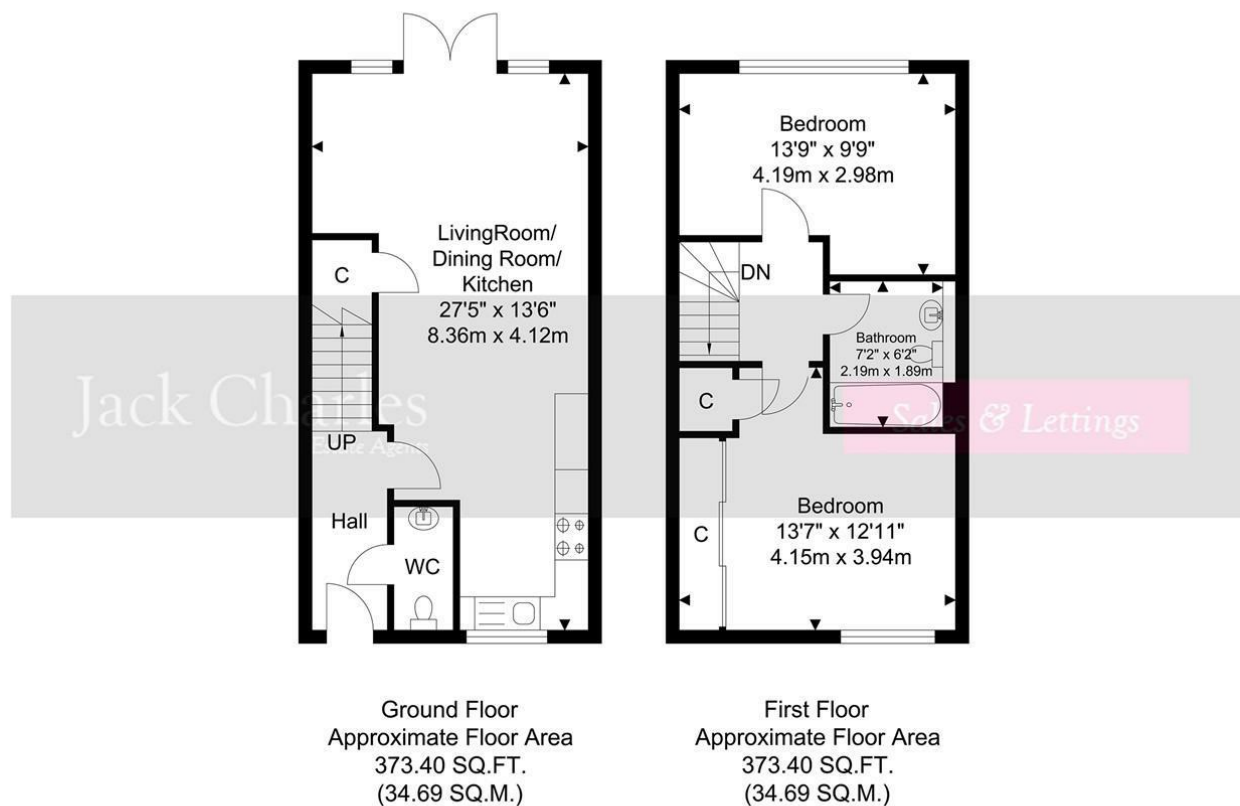
Guide Price £385,000 - £415,000

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Sales & Lettings

- Modern Semi Detached House
- Two Double Bedrooms
- Enclosed Rear Garden
- Modern Fitted Kitchen
- Open Plan Living Space
- Sought After Development
- Modern Fitted Bathroom
- Allocated Parking
- Early Viewings Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



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To Be Sold

Jack Charles welcome to the market this beautifully presented two double bedroom modern style new build house built 3 years ago, positioned within the ever popular Knights Wood Park development on the outskirts of Tunbridge Wells. The property is being sold with an enclosed garden and benefits allocated parking. The property internally enjoys all the modern refinements you'd expect from a 3 year old home and well appointed accommodation comprising an entrance hall, with doors leading to the cloakroom w.c and a wonderful open plan space which incorporates a stylish fitted kitchen with comprehensive range of modern units and integrated appliances, dining area and family living room with views and access out on to the rear garden. Stairs rise to the first floor where there is a spacious landing leading to two bright double bedrooms and a modern family bathroom. Outside is an enclosed rear garden laid to lawn with a raised paved patio, garden shed and a dedicated parking space. The property which still has 7 years reaming of its new build structural guarantee . Early viewings are recommended as property within the development is extremely popular.

Tunbridge Wells

Located in the highly sought after area of Tunbridge Wells. The property is situated on the popular development of Knights Park with local amenities and commuter bus service with Tunbridge Wells town centre and its extensive range of shopping, recreational and entertainment facilities just a close proximity away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is also just a short distance away, together with being with walking distance of an extensive retail park and Cinema. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.

Agents Note

Service Charges: £ £500 (this is variable year on year- year before was £440)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	





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