



39 Clifton Road, Tunbridge Wells, TN2 3AR

Guide Price £395,000 - £415,000

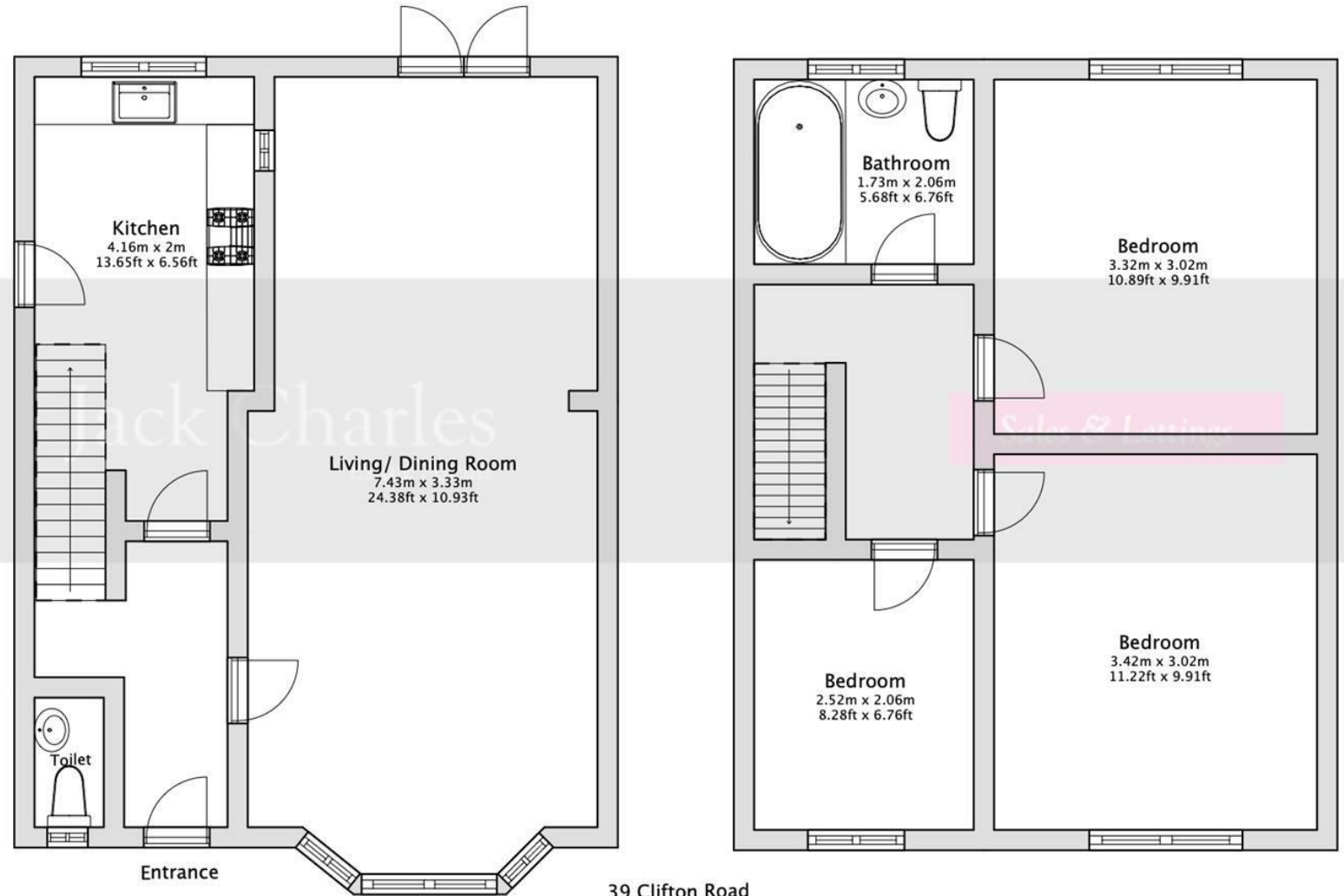
Jack Charles
Estate Agents

Sales & Lettings

39 Clifton Road, Tunbridge
Wells, TN2 3AR

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.

- Semi Detached House
- Off Road Parking To The Front
- Three Bedrooms
- Dual Aspect Lounge/Diner
- Fitted Kitchen
- Walking Distance To Train Station
- Gas Central Heating & Double Glazing
- Close To Local Parks
- Internal Viewings Recommended



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Approximate total internal area:
75.15m² (808.91-sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



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To Be Sold

Guide Price £395,000 - £415,000 Jack Charles welcome to the market this appealing three bedroom 1930's semi detached house offered with parking to the front and an enclosed garden to the rear. Internally the property is well presented and offers a well appointed layout with entrance hall, cloakroom w.c, open plan lounge/diner offering a light dual aspect with double glazed window to front, french doors to rear and attractive wooden floors. A modern style fitted kitchen offering ample space for appliances with fitted hob with cooker and a boiler installed 14 months ago. To the first floor three well proportioned bedrooms are offered together with a bathroom w.c. The rear garden is enclosed with patio, decking and shed. The location is often sought being within walking distance of the mainline train station at High Brooms, as well as being well placed for local schools, amenities and parks. Early viewings are strongly encouraged via instructed sole agents Jack Charles.

High Brooms

Located in the highly sought after area High Brooms, Tunbridge Wells. The property is short walk from High Brooms Station and approx 5 minutes walk from Grosvenor & Hilbert Park and Tunbridge Wells town centre is a little further and has 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 just a short distance away. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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







