



77 Colebrook Road, Tunbridge Wells, TN4 9DP.

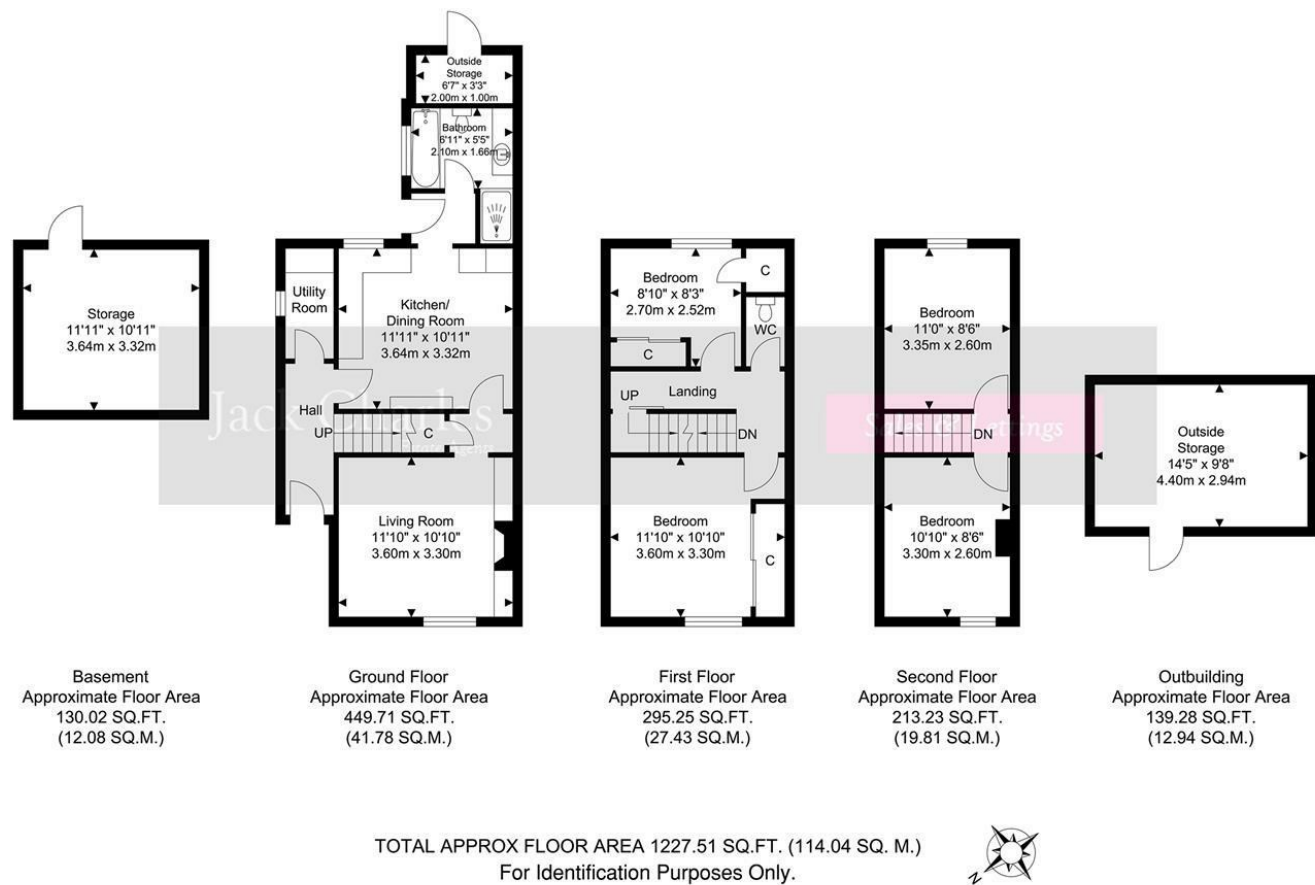
Guide Price £500,000 - £550,000

Jack Charles  
Estate Agents

Sales & Lettings

- 4 bedrooms
  - 1 cosy reception room
  - Easy access to local schools
  - Viewing recommended
- Bathroom
  - Kitchen / Dining Room
  - Ideal family home
- Semi-detached house
  - Close to local amenities
  - Utility Room

**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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 58                      |
| (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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## To Be Sold

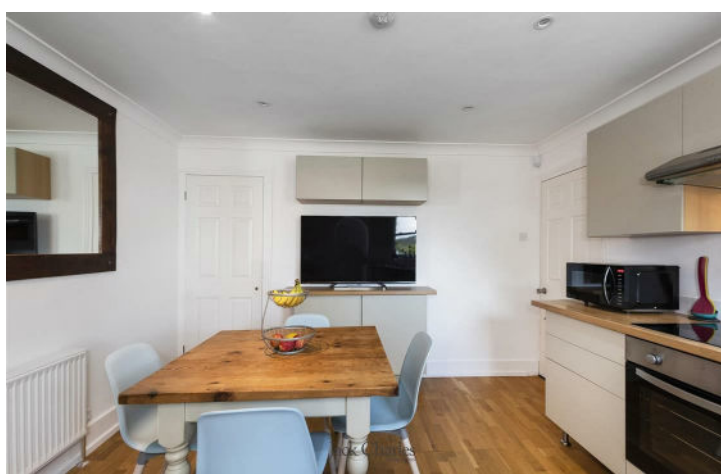
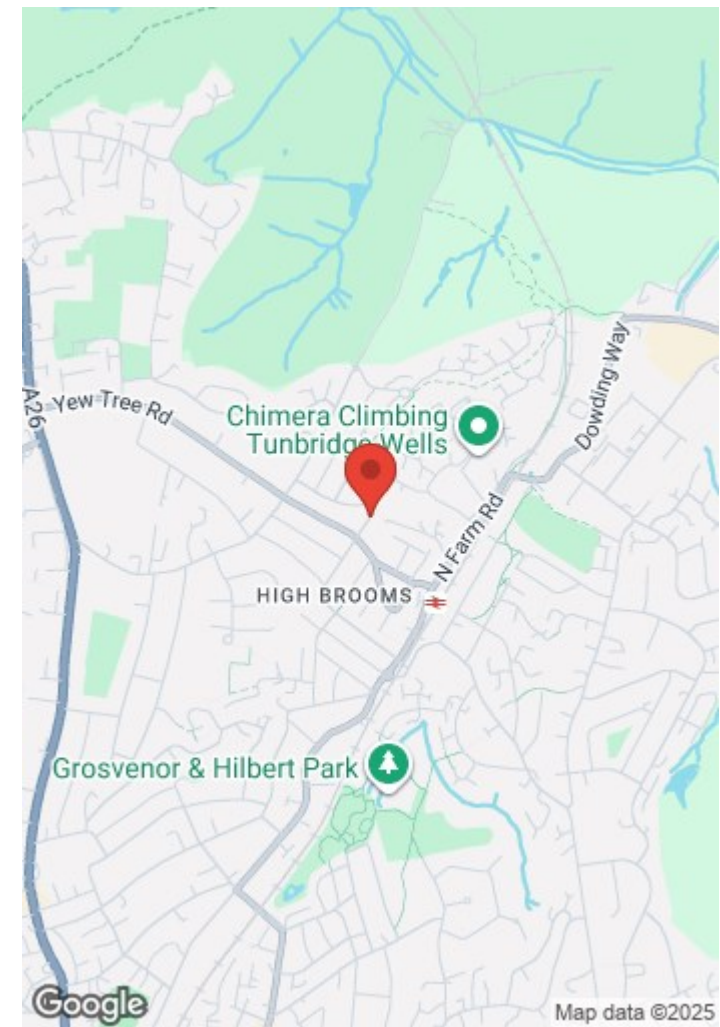
Situated in a sought-after area of Tunbridge Wells, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning three floors, the property boasts four bedrooms, Kitchen / dining room, utility room and a lovely living room. Upon entering, you are welcomed into a bright and airy reception room to the front, The layout of the house is thoughtfully designed, providing ample space for both privacy and social gatherings. The property also features a well-appointed bathroom,

One of the standout features of this home is the pretty rear garden, a tranquil space that invites you to unwind outdoors. It is perfect for summer barbecues, gardening, or simply enjoying a quiet moment in nature.

Additionally, the location is highly advantageous, being close to the station, which provides excellent transport links for commuting or exploring the surrounding areas. Tunbridge Wells is renowned for its vibrant community, excellent schools, and a variety of shops and restaurants, making it a desirable place to live.

## 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.





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