



Lambert & Foster



BARNETTS WAY

TUNBRIDGE WELLS

An opportunity to purchase this extended 3/4 bedroom semi detached home located within a quiet residential cul-de-sac on the edge of the town. Within walking distance to High Brooms mainline station and local amenities, parks and schools. The property benefits from a private driveway for 2/3 cars as well as a garage. Internally the property offers the opportunity to improve and modernise throughout and is offered to the market with NO FORWARD CHAIN.

Asking Price £425,000

FREEHOLD



5 BARNETTS WAY

TUNBRIDGE WELLS | TN4 9DW

- An extended 3/4 semi detached home with scope to improve and modernise
- Situated in a quiet residential cul-de-sac on the edge of the town
- Good size front lawn and an enclosed rear garden mainly laid to lawn
- Within walking distance to High Brooms mainline station, local amenities, parks and school
- Private off-road parking for 2/3 cars and an integral garage
- Offered to the market with NO FORWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 018892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains drainage **Heating:** Gas fired central heating

BROADBAND: Standard, Ultrafast and Superfast broadband available.

MOBILE COVERAGE: Likely

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** C (69)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very low risk **Surface Water:** Low risk **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Barnetts Way, Tunbridge Wells, TN4



Approximate Area = 1065 sq ft / 98.9 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 130 sq ft / 12 sq m

Total = 1214 sq ft / 112.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lambert and Foster Ltd. REF: 1203436

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& Foster**