



**TW Property**

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# Stone Cottage , TN1 2ND



**£595,000 Freehold**



[TW Property 34 Monson Road, Tunbridge Wells, Kent. TN1 1LU](http://TW Property 34 Monson Road, Tunbridge Wells, Kent. TN1 1LU)  
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## Accommodation...

∅ **Living Room / Kitchen ()**

∅ **Utility Room ()**

∅ **Downstairs WC ()**

∅ **Bathroom ()**

∅ **Bedroom 1 ()**

∅ **Bedroom 2 ()**

∅ **Bedroom 3 ()**

## The Features...

∅ **Double Glazing**

∅ **Walking distance to train station**

∅ **Private courtyard garden**

∅ **No onward chain**

∅ **3 Bedrooms**

∅ **Council Tax band C**

∅ **Central Heating**

∅ **OFF ROAD PARKING**

## The Property...

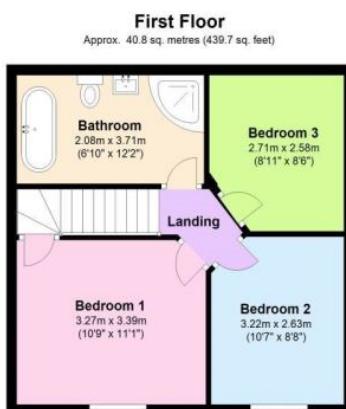
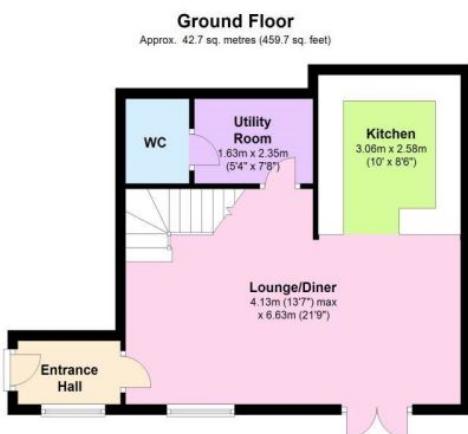
TW Property have the pleasure of presenting this 3-bedroom Cottage close to Tunbridge Wells Town Centre. The property is comprised of a spacious and airy living / dining room with double-glazed patio doors which welcome plenty of light and transitions into the private patio. The patio offers extensive space, enough for both outdoor furnishings and space for up to three vehicles. The kitchen benefits from sleek and angled cupboards, solid wood surfaces and plenty of storage space and comes with fitted white goods and large ceramic sink. Off of the lounge, there is a convenient utility room with additional storage and a separate downstairs WC. Moving upstairs, there is the substantial family bathroom, equipped with a freestanding bath, toilet, sink and separate shower cubical. There are three bedrooms with the master benefiting from built in storage and each complemented by plenty of natural light.

Set back from Calverley Road behind secure electric gates, Stone Cottage comes to the market with no onward chain, offering a fantastic opportunity for those looking to upsize and downsize alike, first time buyers or offers an exciting investment opportunity due to its previous rental history. Mixing cozy and seclusion with the attraction the Tunbridge Wells' social offerings, Stone Cottage is 0.6 miles from Tunbridge Wells Railway



# Summary...

A superb Semi-Detached 3 Bedroom Cottage close to Tunbridge Wells Town Centre with No Onward Chain.



Total area: approx. 83.6 sq. metres (899.4 sq. feet)

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+	<b>A</b>	
(81-91)	<b>B</b>	89
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	58
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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