



Legg & Co
SALES AND LETTINGS

**Willow Walk |
Tunbridge Wells | TN2**

UNDER A MILE TO MLS | QUIET LOCATION | THREE BEDROOMS | MODERN PRESENTATION | OFF ROAD PARKING |

POTENTIAL FOR EXTENSION STPP

Asking price of £400,000 | Freehold

Legg and Co are delighted to offer for sale this very well presented three bedroom semi detached house in Tunbridge Wells situated under a mile from the High Brooms train station. The property is well located for local amenities, schools, transport links and the town centre whilst being set in a quiet cul-de-sac. Internally the property comprises of an entrance porch, open plan double aspect living room open to the kitchen and dining area, two double bedrooms, a single bedroom and the family bathroom. Externally the property has a good sized westerly facing rear garden with decked and grass areas, side access to the front and a driveway for two cars. Throughout the property is naturally well lit and has a modern and stylish finish. Tunbridge Wells offers a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks. There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys. For the commuter, High brooms mainline station provides a regular service to London Charing Cross/Cannon Street in around 45 minutes and the A21 is also within easy reach with links to the M25.





Willow Walk, Tunbridge Wells, TN2

Approximate Area = 672 sq ft / 62.4 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). © November 2023. Produced for Richard Legg Property Consultants. REF: 826411

Legg & Co Property Limited

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

