



15 Rymers Close, Tunbridge Wells, Kent TN2 3AQ
Guide Price £625,000 Freehold

When experience counts... **bracketts** est. 1828

A stunning detached family home with no onward chain. We are delighted to present this beautifully maintained detached property situated in a quiet cul-de-sac of similar quality homes on the edge of town, this exceptional residence is immaculately presented throughout and offers a perfect blend of modern living and comfort. The property boasts double glazing and gas central heating, with a generous living space of 1567 sq ft / 145.5 sq m. The spacious 18'10" reception room has a large window and French doors leading directly to the garden, creating an ideal space for family gatherings and relaxation. The well appointed kitchen/dining room, also positioned at the rear of the property, offers a bright and airy atmosphere with access to the garden via both a door and windows. The contemporary kitchen features integrated appliances and a discreet, floorstanding boiler. The ground floor also benefits from a convenient downstairs cloakroom, a study and a separate dining room. Upstairs, you'll find four well proportioned bedrooms, all with built-in wardrobes. Bedroom 1 includes an en suite and the family bathroom completes the first floor. From the rear of the first floor, there are views towards the North Downs. Externally, the property has a well maintained lawned garden to the rear, complete with a patio area and mature hedging. To the front, there is parking on the driveway, as well as a garage with a rear pedestrian door for easy access. This beautiful home is highly recommended and offers an ideal opportunity for those seeking a well appointed, move-in ready property in a cul-de-sac location.

- No Onward Chain
- Cul-De-Sac Location
- Generous Living Space of 1567 sq ft / 145.5 sq m
- French Doors to the Garden
- Integrated Appliances
- Downstairs Cloakroom
- 4 Bedrooms
- Family Bathroom + En Suite
- Private Rear Garden
- Driveway Parking, plus a Garage





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

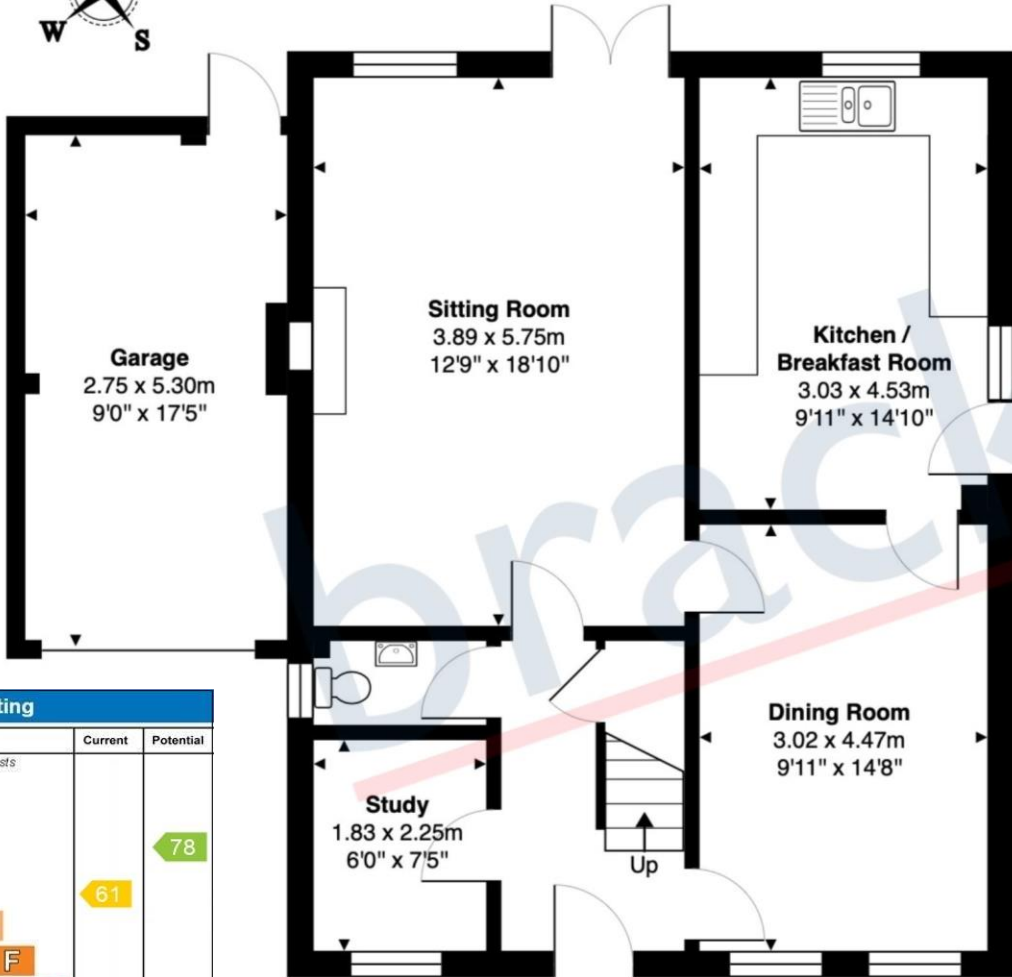
Additional Information:

Council Tax Band: F

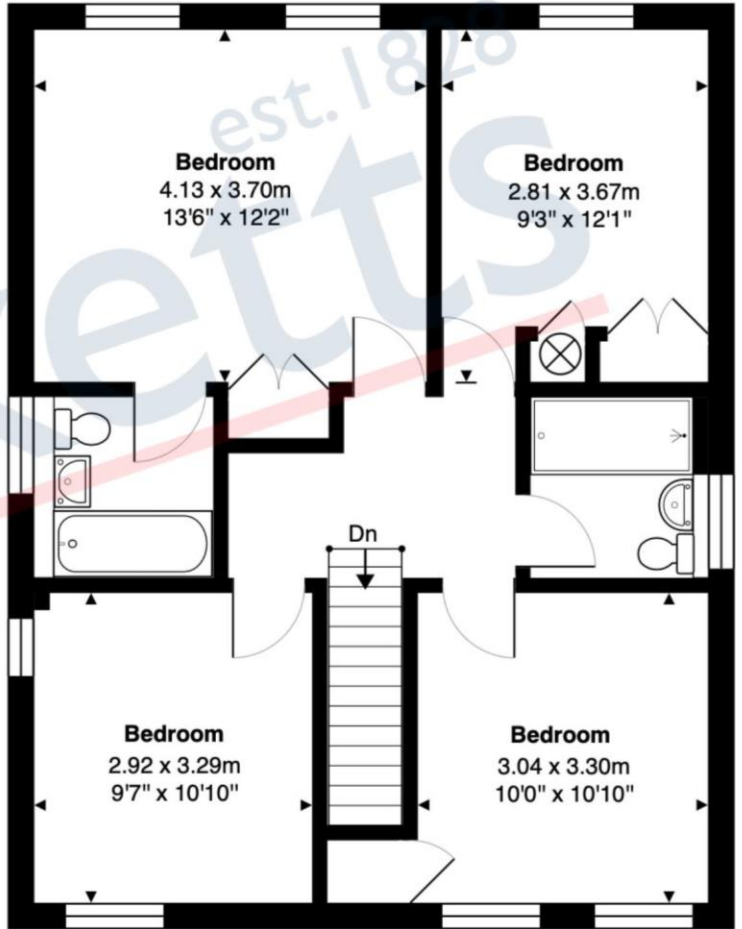


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Gross Internal Area Approx 145.5 sq m / 1567 sq ft
(Including Garage)



Ground Floor



First Floor

Outbuilding
(Not Shown In Correct Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	78
EU Directive 2002/91/EC			

27-29 High Street
Tunbridge Wells, Kent TN1 1UU
01892 533733
tunbridgewells@bracketts.co.uk