

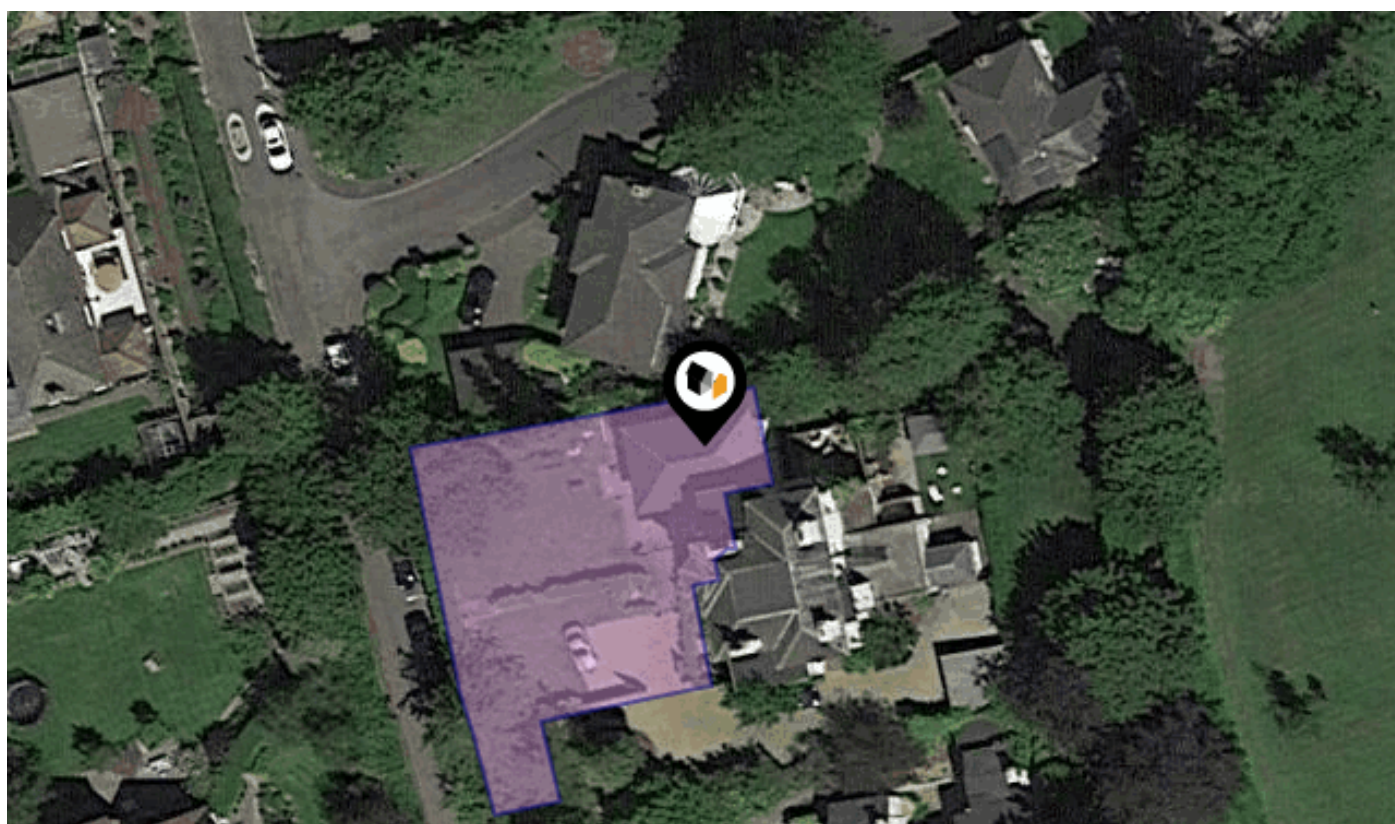


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03<sup>rd</sup> January 2024



## HURSTWOOD LANE, TUNBRIDGE WELLS, TN4

Guide Price : £925,000

### Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells](http://www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells)



### Property Discription

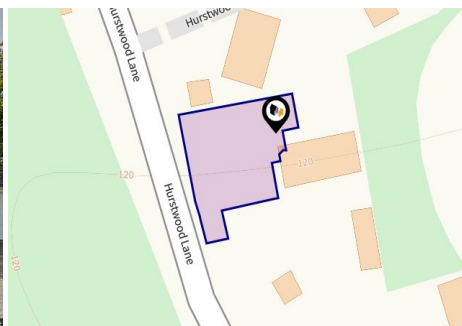
Nestled in the heart of Tunbridge Wells, Hurst House is a prestigious semi-detached residence offering the epitome of modern living. With three double bedrooms, each featuring full fitted wardrobes, this home exudes space and comfort. The convenience of a Jack & Jill style family bathroom and a master bedroom ensuite ensures luxury and practicality. The open-plan design seamlessly connects the sitting room, dining area, and a kitchen that's a true masterpiece – featuring a Clive Christian kitchen with Miele appliances, a hidden TV, and a stunning marble-topped island with an inset sink, perfect for culinary enthusiasts.

### OUTSIDE

Hurst House's allure extends outdoors with a generously sized private garden, complete with an enticing entertaining terrace. Residents and visitors will appreciate ample off-road parking, with additional plans in place for a private drive off Hurstwood Lane without compromise to the Garden. This property offers not only style but also convenience for all your outdoor gatherings and parking needs.

### Local Area

Boasting a premier location in Tunbridge Wells, Hurst House is a gateway to all this charming town has to offer. Local bus routes make commuting a breeze, connecting you to Tunbridge Wells town and beyond. Nearby, you'll find shops, primary and secondary schools, as well as excellent access to main connection roads. For London commuters, the nearest train station, Tunbridge Wells, is a mere 0.8 miles away, ensuring a smooth journey to the city.



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,388 ft <sup>2</sup> / 129 m <sup>2</sup>
<b>Plot Area:</b>	0.17 acres
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,030
<b>Title Number:</b>	TT91093
<b>UPRN:</b>	10090054090

<b>Guide Price:</b>	£925,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Kent
<b>Conservation Area:</b>	Tunbridge Wells, Tunbridge Wells
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:











## HURSTWOOD LANE, TUNBRIDGE WELLS, TN4

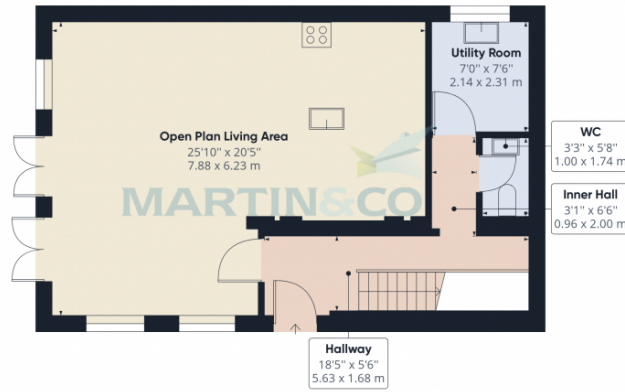


## HURSTWOOD LANE, TUNBRIDGE WELLS, TN4

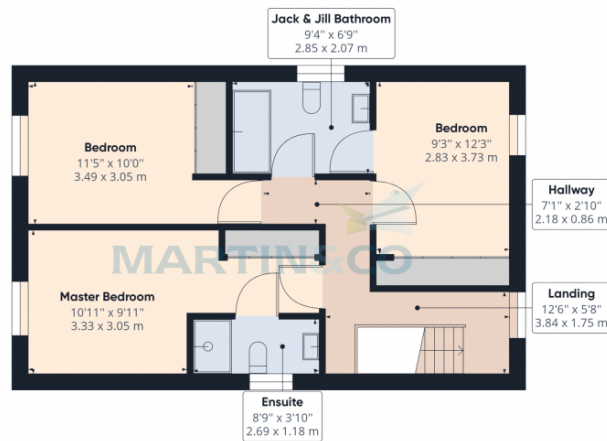




## HURSTWOOD LANE, TUNBRIDGE WELLS, TN4



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1292.81 ft<sup>2</sup>  
120.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Hurstwood Lane, TN4

Energy rating

**B**

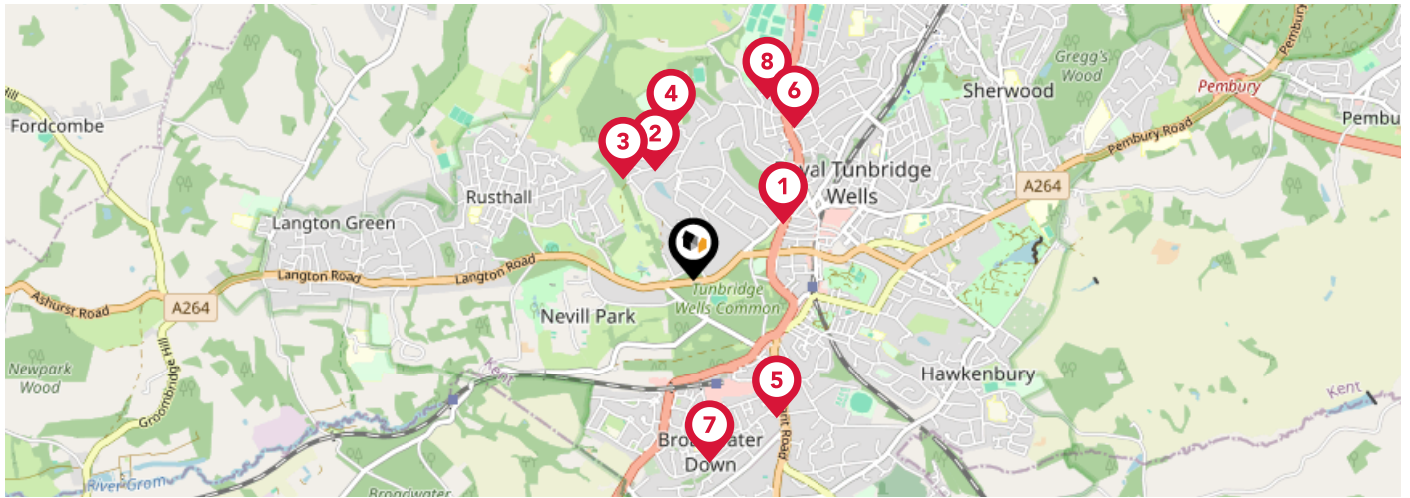
Valid until 08.01.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		94   <b>A</b>
81-91	<b>B</b>	85   <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>		

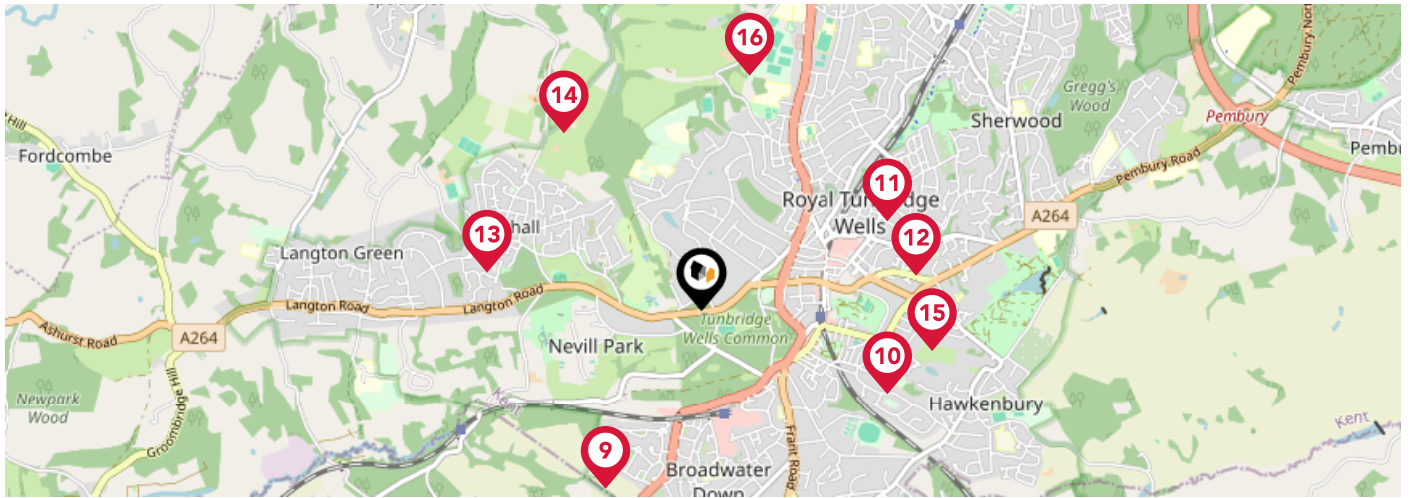










## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.21 W/m-Â K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.12 W/m-Â K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler & underfloor, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.16 W/m-Â K
<b>Total Floor Area:</b>	129 m <sup>2</sup>

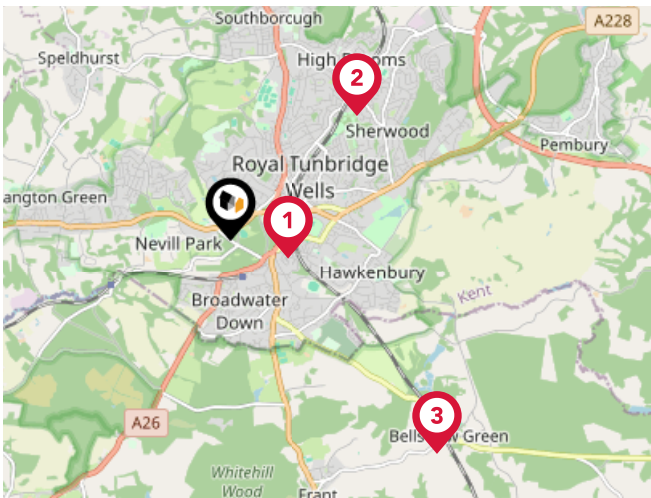


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Wells Free School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Rose Hill School</b> Ofsted Rating: Not Rated   Pupils: 239   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bishops Down Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bennett Memorial Diocesan School</b> Ofsted Rating: Outstanding   Pupils: 1703   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Mead School</b> Ofsted Rating: Not Rated   Pupils: 238   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Skinners' School</b> Ofsted Rating: Good   Pupils: 1093   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Broadwater Down Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Tunbridge Wells Girls' Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1018   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



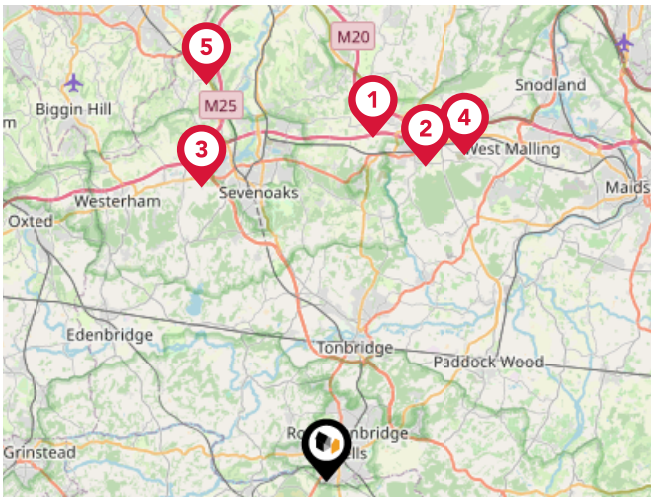
	Nursery	Primary	Secondary	College	Private
 <b>St Mark's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 326   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Claremont Primary School</b> Ofsted Rating: Outstanding   Pupils: 436   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Barnabas CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 627   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Rusthall St Paul's CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Broomhill Bank School</b> Ofsted Rating: Good   Pupils: 256   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Peter's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 152   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Gregory's Catholic School</b> Ofsted Rating: Outstanding   Pupils: 1347   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





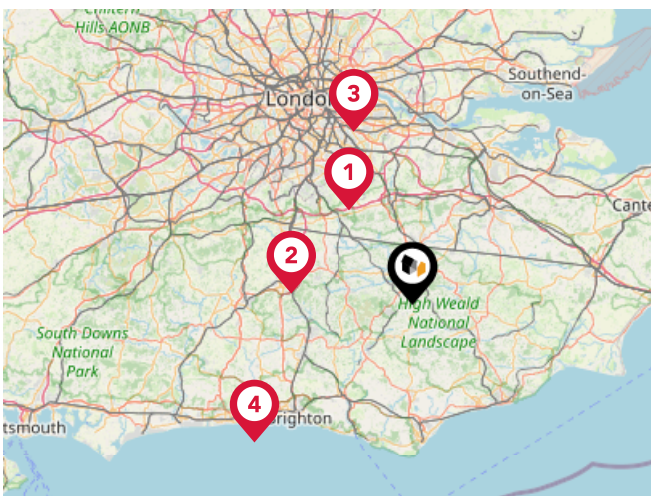
### National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	0.57 miles
2	High Brooms Rail Station	1.65 miles
3	Frant Rail Station	2.76 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J2	12.9 miles
2	M26 J2A	12.28 miles
3	M25 J5	11.92 miles
4	M20 J3	13.2 miles
5	M25 J4	15.41 miles

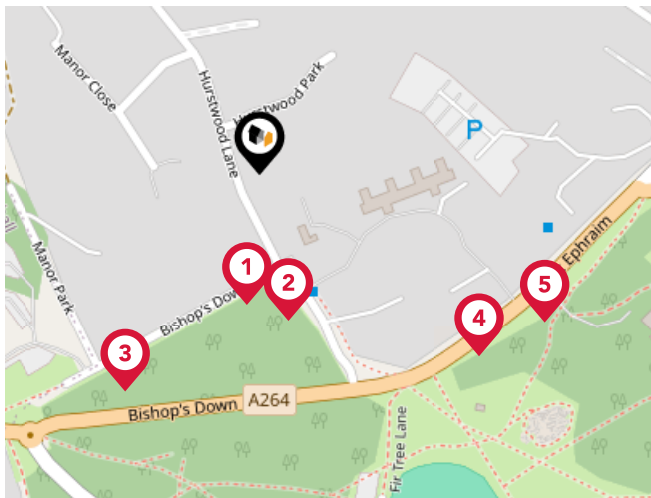


### Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	16.73 miles
2	London Gatwick Airport	18.01 miles
3	London City Airport	27.07 miles
4	Shoreham Brighton City Airport	31.37 miles

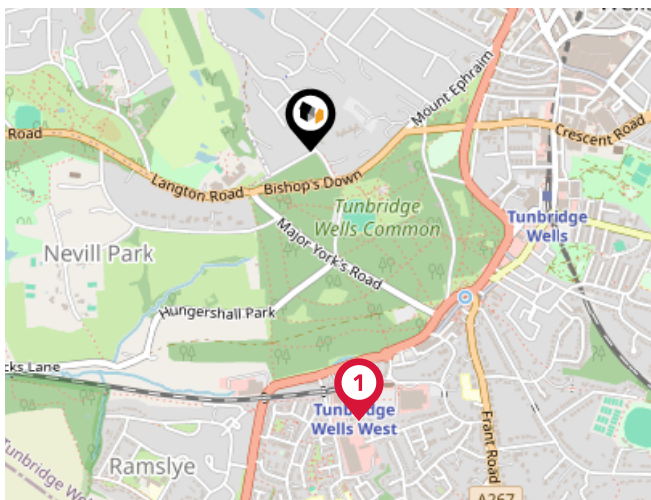
# Area

## Transport (Local)



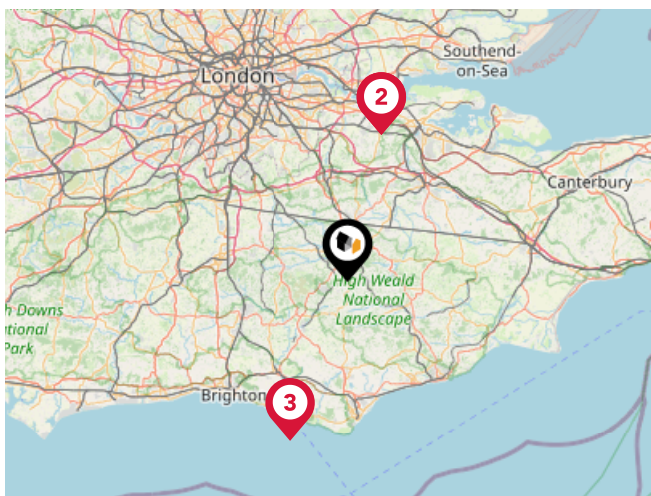
### Bus Stops/Stations

Pin	Name	Distance
1	Bishop's Down Road	0.08 miles
2	Bishops Down Road	0.09 miles
3	Manor Park	0.15 miles
4	Travelodge	0.16 miles
5	Travelodge	0.19 miles



### Local Connections

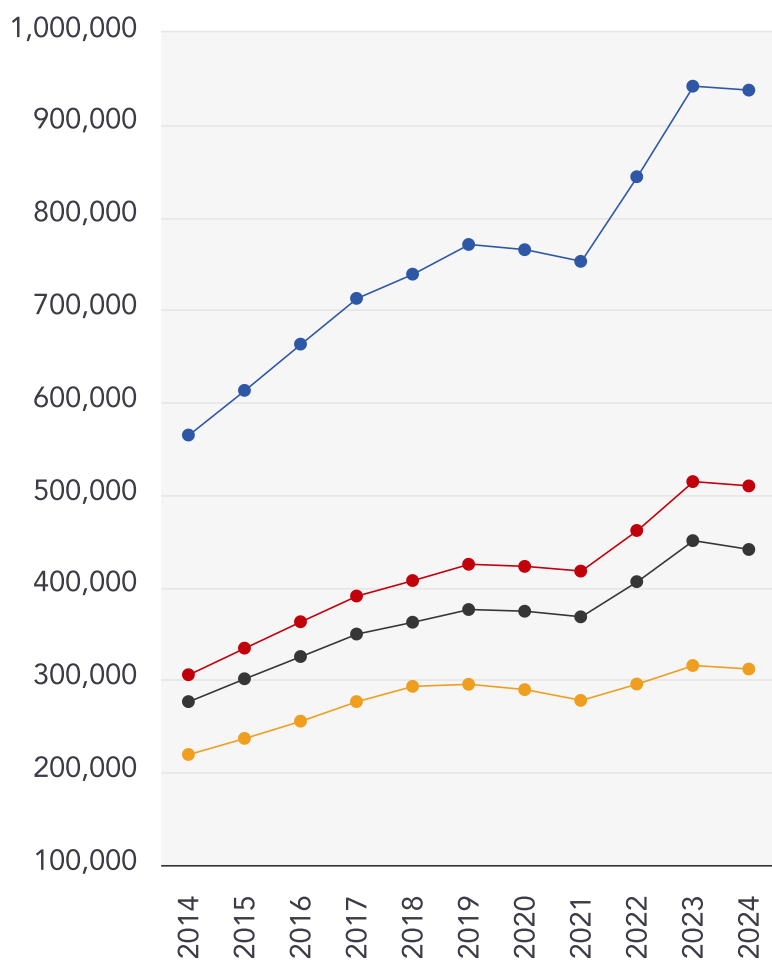
Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	0.64 miles



### Ferry Terminals

Pin	Name	Distance
1	West Street Pier	22.24 miles
2	Town Pier	22.26 miles
3	Newhaven Harbour Ferry Terminal	25.17 miles

10 Year History of Average House Prices by Property Type in TN4



Detached

**+66.01%**

Semi-Detached

**+66.77%**

Terraced

**+59.45%**

Flat

**+42.08%**



### Martin & Co Tunbridge Wells

---

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).



### Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

### Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

### Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac\_tunbridge\_w

# Martin & Co Tunbridge Wells

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1

1BS

01892 543856

david.rogers@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells](http://www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells)

