

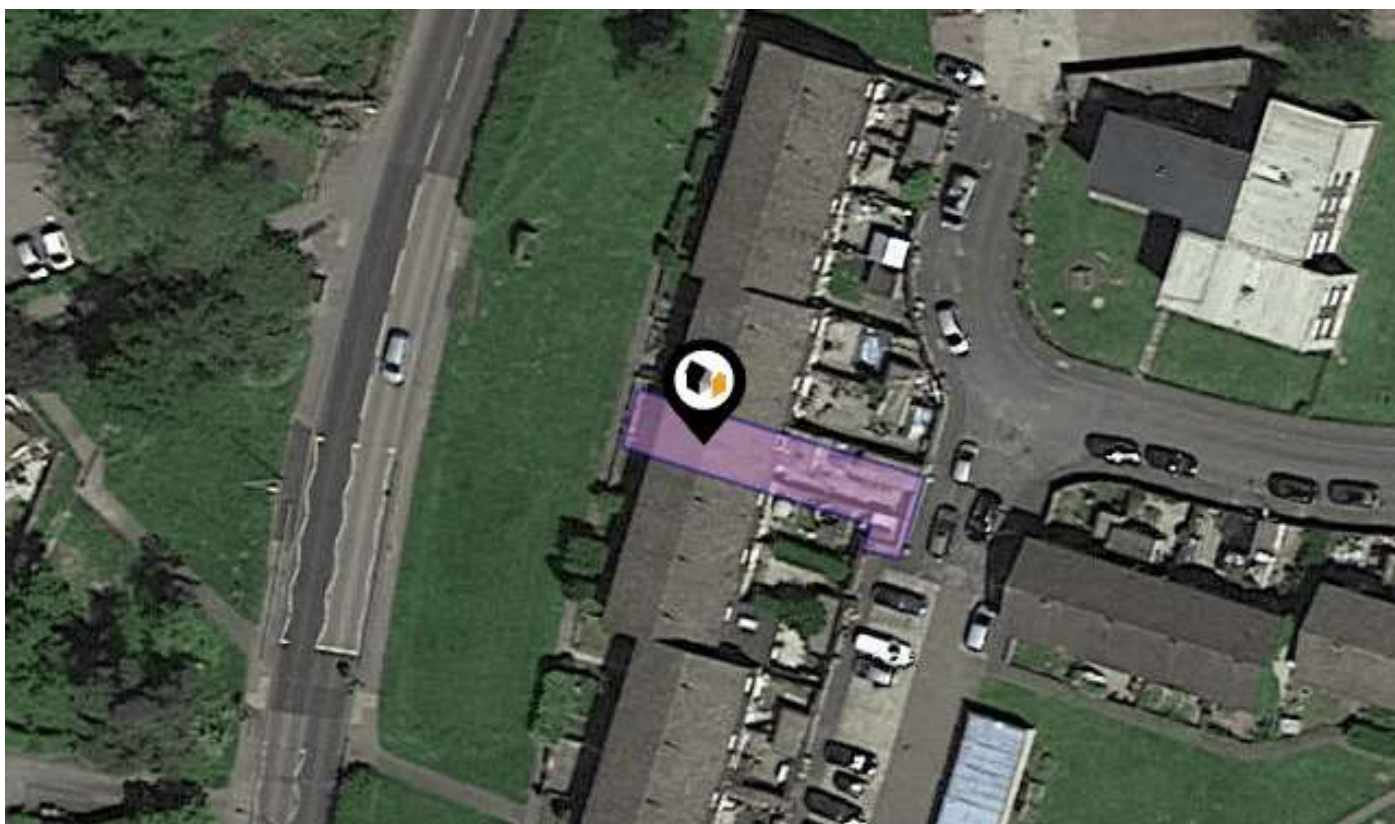


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th February 2024



WILLOW TREE ROAD, TUNBRIDGE WELLS, TN2

Price Estimate : £325,000

Martin & Co Tunbridge Wells

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Property

Type:	Terraced	Last Sold £/ft²:	£152
Bedrooms:	3	Price Estimate:	£325,000
Floor Area:	1,011 ft ² / 94 m ²	Tenure:	Freehold
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£1,804		
Title Number:	K659101		
UPRN:	100061217265		

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

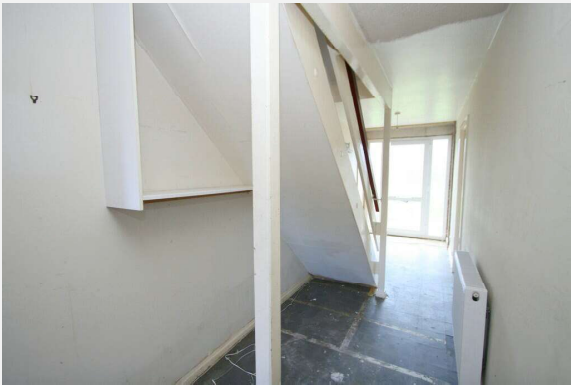
5 mb/s	177 mb/s	1000 mb/s

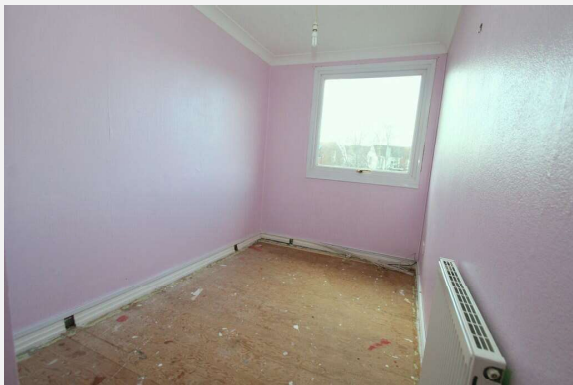
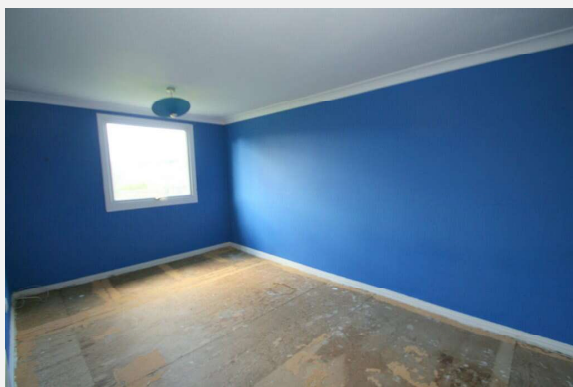
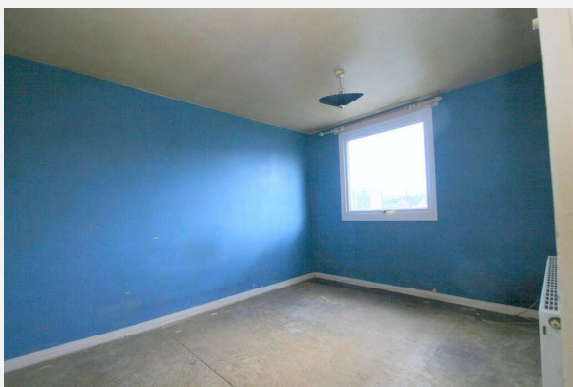
Mobile Coverage: (based on calls indoors)



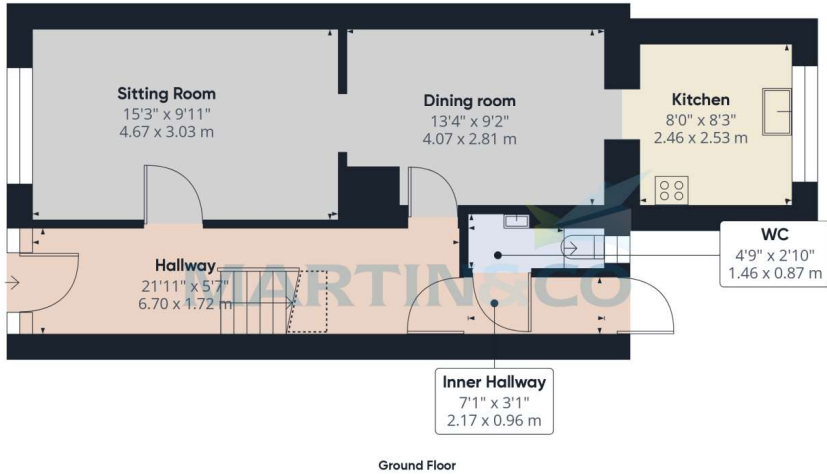
Satellite/Fibre TV Availability:



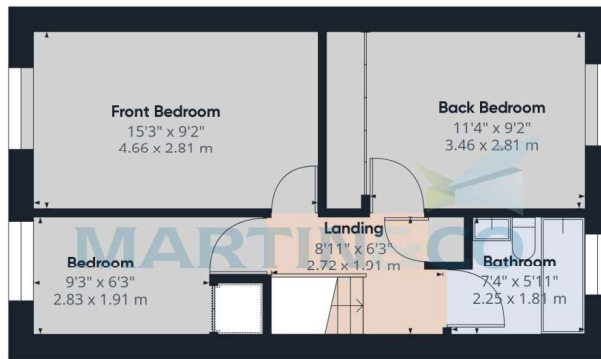




WILLOW TREE ROAD, TUNBRIDGE WELLS, TN2



Ground Floor



Floor 1

Approximate total area⁽¹⁾
938.05 ft²
87.15 m²

Reduced headroom
16.66 ft²
1.55 m²

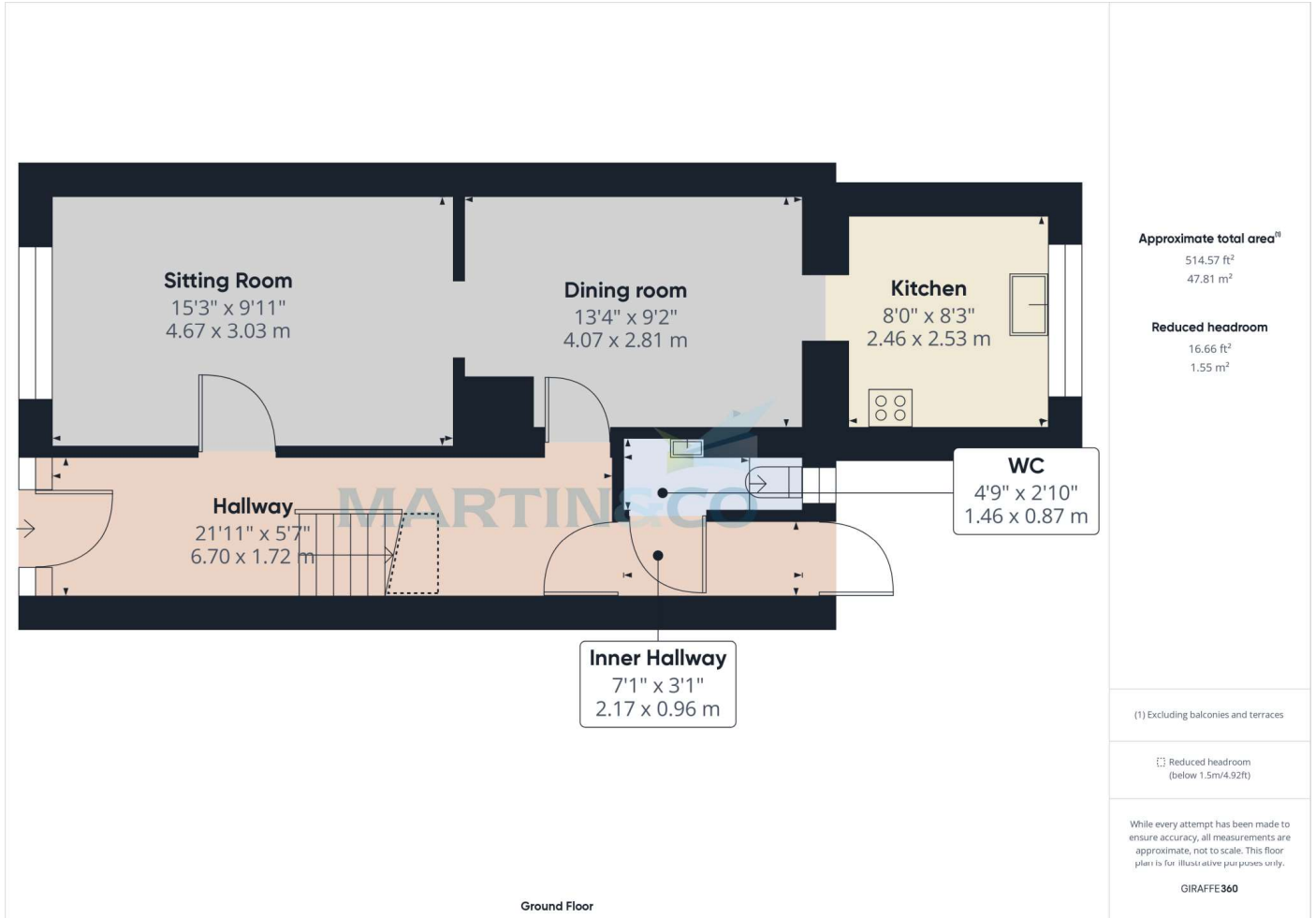
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

WILLOW TREE ROAD, TUNBRIDGE WELLS, TN2



WILLOW TREE ROAD, TUNBRIDGE WELLS, TN2



ROYAL TUNBRIDGE WELLS, TN2

Energy rating

C

Valid until 19.02.2034

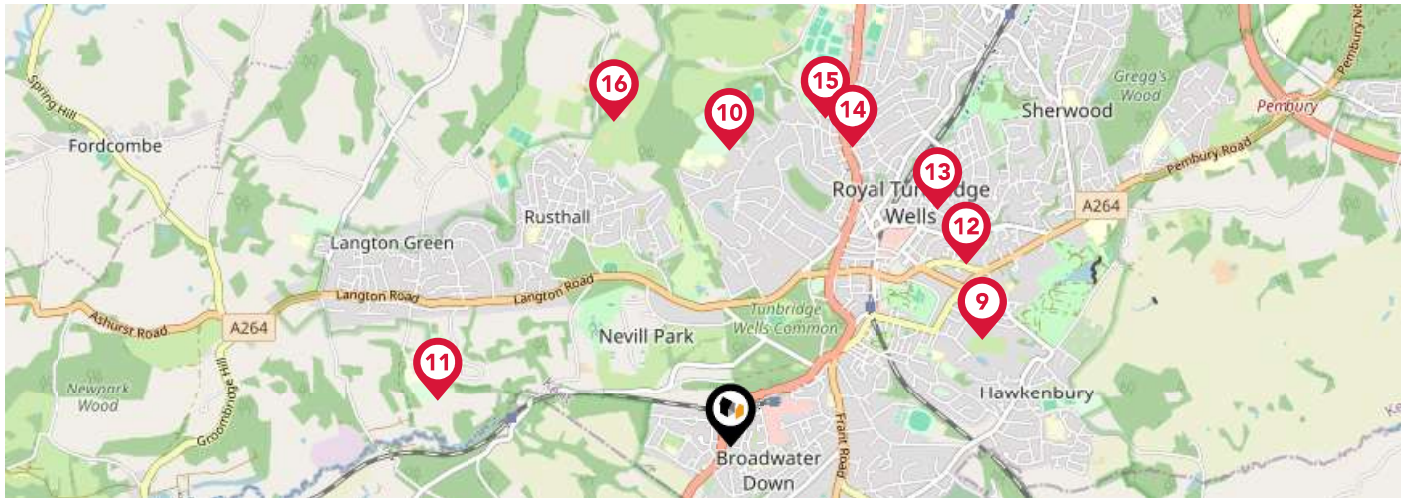
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

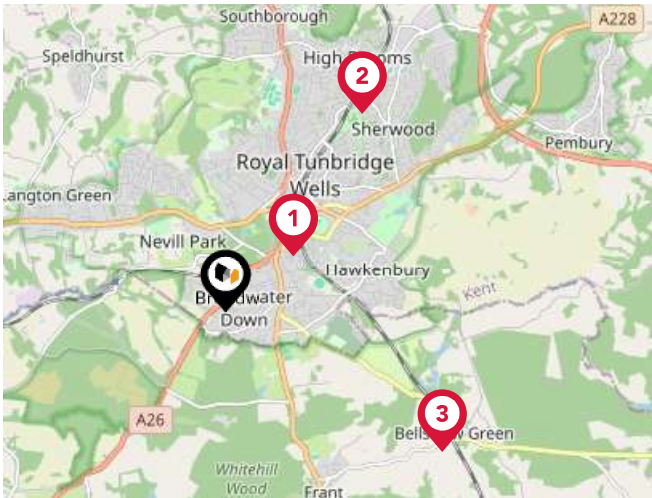
Property Type:	Mid-terrace house
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 42% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	94 m ²



		Nursery	Primary	Secondary	College	Private
	Broadwater Down Primary School Ofsted Rating: Good Pupils: 146 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 326 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Mead School Ofsted Rating: Not Rated Pupils: 238 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claremont Primary School Ofsted Rating: Outstanding Pupils: 436 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Wells Free School Ofsted Rating: Good Pupils: 170 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishops Down Primary School Ofsted Rating: Good Pupils: 269 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rose Hill School Ofsted Rating: Not Rated Pupils: 239 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rusthall St Paul's CofE VA Primary School Ofsted Rating: Good Pupils: 177 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

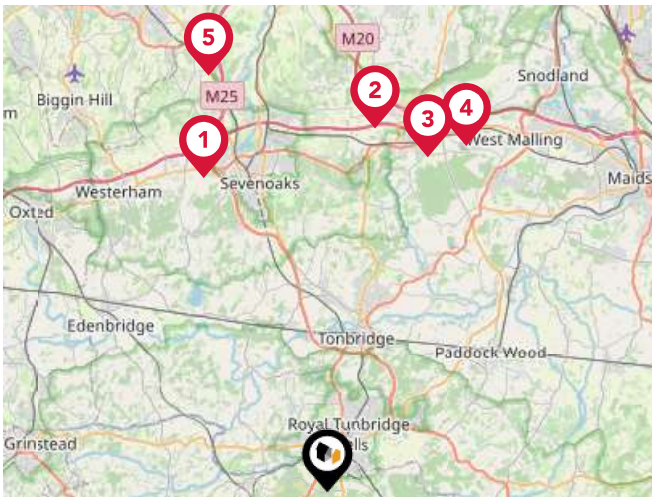


	Nursery	Primary	Secondary	College	Private
St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 152 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bennett Memorial Diocesan School Ofsted Rating: Outstanding Pupils: 1703 Distance: 1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holmewood House School Ofsted Rating: Not Rated Pupils: 471 Distance: 1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St James' Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 627 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 201 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Skinners' School Ofsted Rating: Good Pupils: 1093 Distance: 1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1018 Distance: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broomhill Bank School Ofsted Rating: Good Pupils: 256 Distance: 1.6	<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	0.82 miles
2	High Brooms Rail Station	2.24 miles
3	Frant Rail Station	2.4 miles



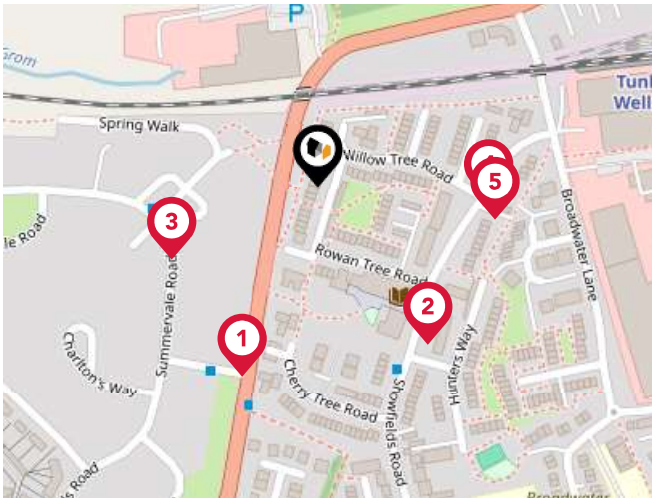
Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J5	12.52 miles
2	M20 J2	13.59 miles
3	M26 J2A	12.97 miles
4	M20 J3	13.87 miles
5	M25 J4	16.04 miles



Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	17.24 miles
2	London Gatwick Airport	17.99 miles
3	London City Airport	27.68 miles
4	Shoreham Brighton City Airport	30.85 miles



Bus Stops/Stations

Pin	Name	Distance
1	Summervale Road	0.12 miles
2	Showfields Library	0.11 miles
3	Ramslye Post Office	0.1 miles
4	Willow Tree Road	0.1 miles
5	Willow Tree Road	0.1 miles



Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	0.22 miles



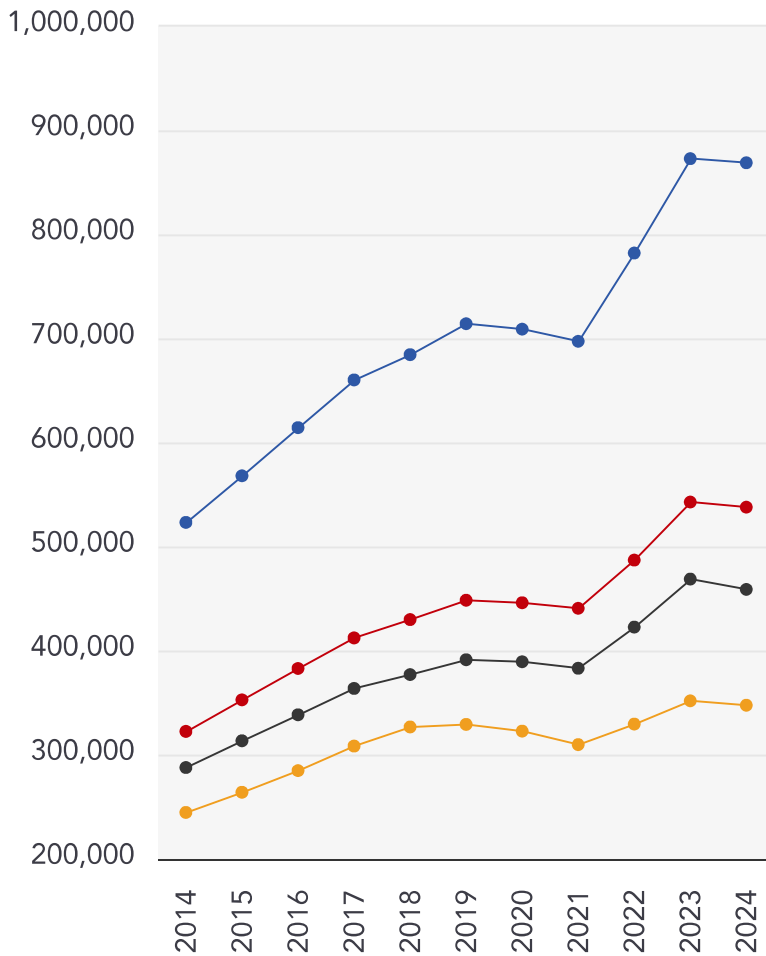
Ferry Terminals

Pin	Name	Distance
1	West Street Pier	22.93 miles
2	Town Pier	22.94 miles
3	Newhaven Harbour Ferry Terminal	24.5 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in TN2



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.



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Valuation Office
Agency

