



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom Townhouse
- Top of Chain
- One owner since New (2015)
- Rear Garden & Roof Terrace
- Driveway
- Energy Efficiency Rating: B

Emerald Walk, Tunbridge Wells

GUIDE £385,000 - £400,000

woodandpilcher.co.uk

27 Emerald Walk, Tunbridge Wells, TN2 3FA

This beautifully presented three bedroom terraced house, built in 2015, offers spacious accommodation across three floors. It includes allocated parking with ample visitor spaces, a low-maintenance southerly facing rear garden, and an incredible "penthouse-style" master bedroom featuring a private balcony and a walk-in wardrobe. The modern home is located in a quiet and peaceful corner of the neighbourhood while maintaining a strong connection to the friendly community.

Additional benefits include a "Top of Chain" sales position, an impressive EPC rating of B, bus links to Tunbridge Wells, and connections to London and the South Coast via High Brooms Mainline Station which is approximately a 10 minute walk away. Nearby amenities include a children's playground, dog-walking routes in Greggs Woods, and a convenience store, library, and community centre.

ENTRANCE PORCH:

Double glazed front door leading to

HALLWAY:

A generously sized hallway featuring laminate flooring, with carpeted stairs leading to the first floor and storage space underneath.

KITCHEN:

Front aspect, modern and sleek fitted kitchen offering ample wall-mounted and under-counter storage as well as work top space, featuring a north-facing window, stainless steel sink with drainer, wall-mounted combi boiler, under-counter dishwasher and washing machine, 4-ring gas hob with extractor fan, and a built-in 50/50 fridge freezer.

CLOAK ROOM:

Tiled flooring, wash hand basin, low level WC and extractor fan.

LIVING ROOM:

The 190 SQ FT carpeted living room enjoys a southern exposure, with a large single french patio door accompanied by equally spacious sidelight windows.

LANDING:

A spacious carpeted landing with a window and radiator.

BEDROOM 2:

The second bedroom is generously sized, providing ample room for a large freestanding wardrobe and additional bedroom furniture. It is illuminated by two south-facing windows and also contains the airing cupboard and hot water cylinder.

BATHROOM:

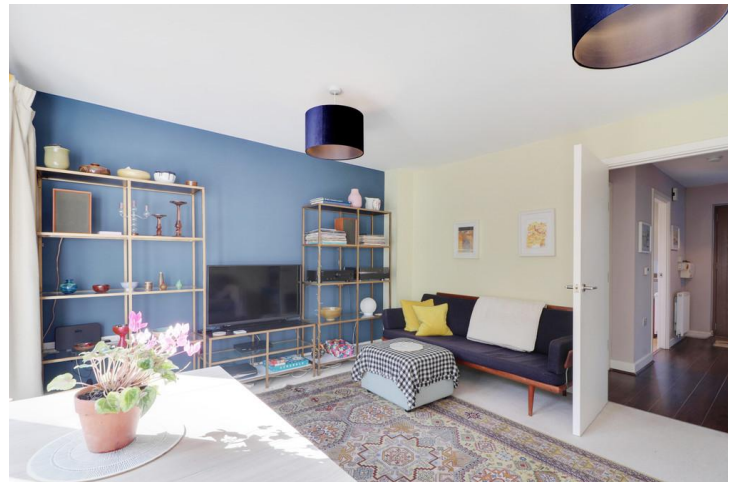
The tile floored bathroom features a bath shower combination with tiled splashback, towel rail, a low-level inset WC, and sink.

BEDROOM 2:

Front aspect, well-sized single bedroom, currently adapted as an office, featuring a north-facing window.

BEDROOM 1:

The self-contained "penthouse" master bedroom includes a



private balcony, an ensuite, and a walk-in wardrobe, which also offers access to eaves storage. At 164 SQ FT, the bedroom provides ample space for bedroom furniture and additional access to loft storage. The spacious terrace is perfect for outdoor furnishings and boasts green views over the neighbouring Greggs Wood.

EN-SUITE:

The en-suite features tiled flooring, shower, Velux window, towel radiator, pedestal wash hand basin, extractor fan, and low-level WC.

OUTSIDE REAR:

A low maintenance Southerly facing garden with areas of lawn and patio. Mature shrubs to rear and panelled fencing surround.

OUTSIDE FRONT:

Brick Paved driveway

SITUATION:

Nestled under the shadow of Greggs Wood, which itself provides green country like views and dog walking routes, the redevelopment of the area in 2015 created a vibrant community spirit, strengthened by the wealth of amenities in the area, including Sherwood Library, convenience stores, a pharmacy, TN2 Community Centre and a Children Playground to name a few, as well as the local primary school, Temple Grove Academy.

High Brooms Station with links to Tunbridge Wells Station the South Coast and London Termini is only a short walk away. Additionally, the 277 bus from the Community Centre will have you at the Tunbridge Wells station, in the heart of Tunbridge Wells itself in circa 15 minutes, with regular services.

The town centre hosts a fine selection of restaurants, theatres and shops - from High Street stores to specialist independent retailers - many of which can be found in the Pantiles with its attractive Georgian architecture. There is an outstanding selection of quality secondary schools in Tunbridge Wells and the surrounding area.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

AGENTS NOTE:

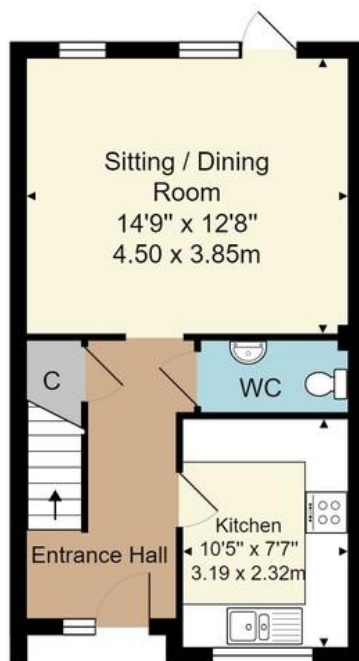
There is an estate charge of approximately £300pa.



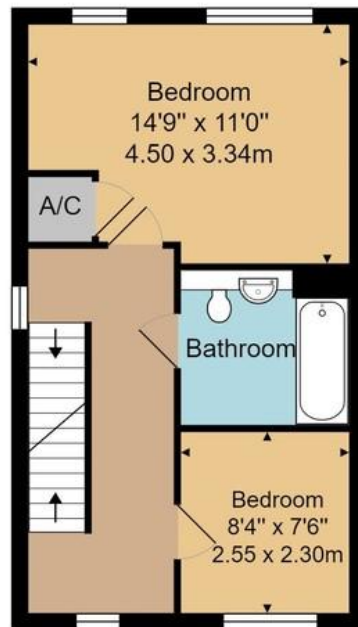
Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1016 ft² ... 94.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

