



96 Farmcombe Road, Tunbridge Wells  
Price £895,000

**DOORKNOBS**



Doorknobs are pleased to welcome to the market this stunning, newly refurbished and bright 4 bedroom, 2 Bathroom Detached Family Home, set within close proximity of CLAREMONT SCHOOL. The property comes with off road PARKING for 3 cars, a good size rear GARDEN and GARAGE.

**Price £895,000**



## Location

Farmcombe Road is situated in one of the most sought after residential areas of Tunbridge Wells with the properties close proximity to Claremont Primary School, as well as it within easy reach of the mainline station with frequent services to London Charing Cross, Cannon Street & London Bridge.

Tunbridge Wells is renowned for its excellent primary and secondary schooling including both state and private schools. The property is situated

within a 10-15 minute walk to the Town Centre with a wide variety of shopping facilities and minutes walk to the historic Pantiles and The Old High Street with various small boutique shops and cafés.

## Accommodation Summary

Entrance Hall \* Cloakroom \* Open Plan Kitchen/Living Room \* Four Double Bedrooms \* Two Bathrooms \* Rear Garden \* Storage Garage \* Driveway \* Front Gardens

## Description

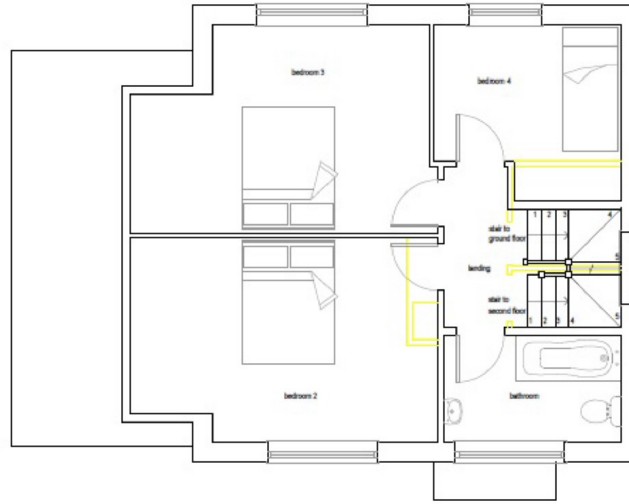
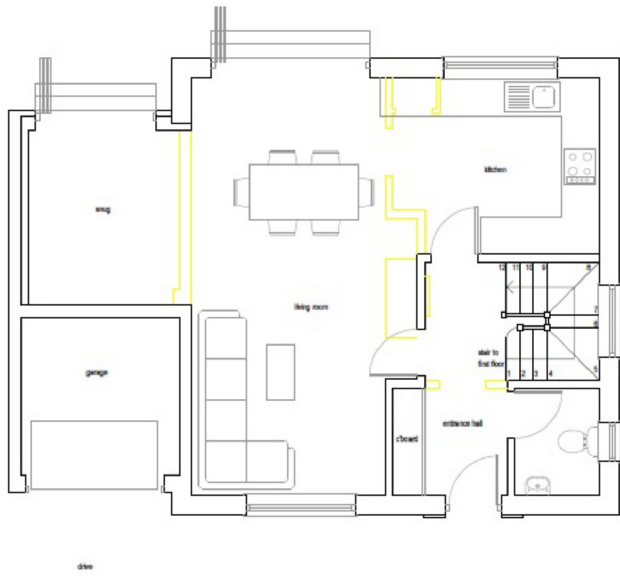
The downstairs accommodation consists of a good size hallway with an understairs storage cupboard, separate cloakroom with plumbing for a washing machine, an open plan kitchen/living/dining room which offers large windows and bi-folding doors to the decked terrace, a modern kitchen with grey high gloss units with integrated handles and a cream granite worktop. All appliances are integral.

Upstairs there are three good size double bedrooms to the first floor, all of which have been neutrally decorated. There is a beautifully designed family bathroom consisting of a bath with a shower above, hand basin and w.c with tiled walls and floors.

To the second floor is the master bedroom which occupies the whole of the second floor. The master bedroom has been neutrally decorated with grey carpets and has access to the eave's storage. There is also an en-suite shower room with a large walk in shower, hand basin and w.c.

Externally the property offers off road parking for around 3 cars, a lovely decked terrace from the living room with steps leading to the lawned garden. There is also a small garage which is perfect for your storage needs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		<b>79</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(50-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>37</b>	
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Post Office Square  
2 Vale Road  
Tunbridge Wells  
Kent  
TN1 1BP

Telephone  
01892 512101  
Fax  
01892 512101  
e-mail  
sales@doorknobs.co.uk

