



Lower Green Road Development

Tunbridge Wells, Kent, TN4 8TW

Batcheller
Monkhouse

Lower Green Road Development

A fabulous development of just three 4 bedroom terraced houses with off road parking and private gardens to the front and rear. Open plan kitchen/dining with bi-fold doors leading to the garden. Estimated to be finished early spring 2021.

Ground Floor

- Entrance Hall
- Open Plan Kitchen/Dining Room
- Living Room
- Cloakroom

First Floor

- Three Bedroom
- Family Bathroom

Outside

- Rear Garden
- Off Road Parking

Second Floor

- Master Bedroom with En Suite Bathroom



AMENITIES

The development is about a third of a mile from Rushall High Street, which offers a good range of local amenities including: bakers butchers, medical centre, library and post office. Tunbridge Wells town centre is approximately 2.1 miles distant which offers a more comprehensive range of shopping and leisure amenities at the Royal Victoria Place shopping centre and historic Pantiles. Rusthall Common offers delightful open spaces for walking and recreation. There is a choice of schools within the area both state and dependent as well the well regarded grammar schools in Tunbridge Wells. The mainline station in Tunbridge Wells offers services to Charing Cross and Cannon Street in around one hour.

DESCRIPTION

An opportunity to acquire one of three 4 bedroom new homes offering an open plan kitchen/dining room with bi-fold doors leading to the garden and a separate living room on the ground floor. 3 bedrooms and a family bathroom on the first floor, and a master bedroom with en suite bathroom on the second floor.

OUTSIDE

Private enclosed rear garden and off road parking to the front of the development.

DIRECTIONS

From Tunbridge Wells head towards Langton Green on the A264, turn right towards Rusthall, after 0.6 of a mile turn right into Lower Green Road where the development will be found set up on the right hand side after 0.4 of a mile, just before the Red Lion public house.



Additional Information:

Local Authority: Tunbridge Wells 01892 526121

www.tunbridgewells.gov.uk

Services: All mains services connected

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold.

EPC: EPC rating TBC



GUIDE PRICE FROM £535,000

VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577

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Haywards Heath
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Pulborough
01798 872081

sales@batchellermonkhouse.com

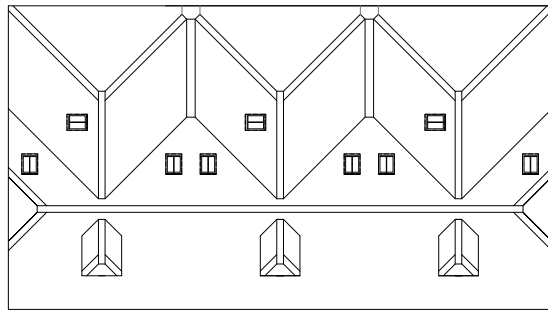
Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

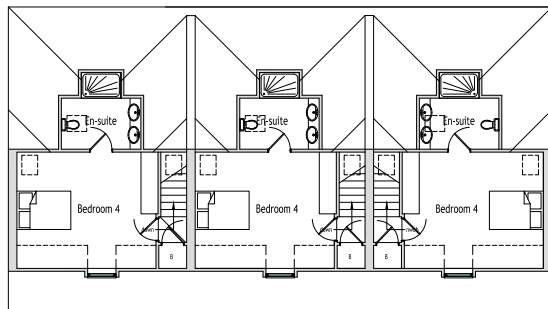
London
Mayfair Office

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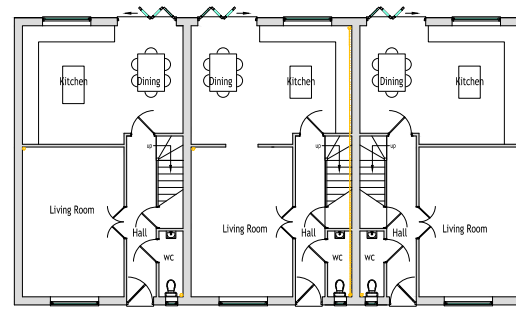
Roof Plan



Second Floor Plan



First Floor Plan



Ground Floor Plan

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

