



A BRAND NEW 4 BEDROOM FAMILY HOME SITUATED WITHIN IN AN EXCLUSIVE DEVELOPMENT

MILL FARM CLOSE
TUNBRIDGE WELLS, TN3 0BH

Unfurnished, £3,250 pcm + fees and other charges apply.*

Available Now



• Brand new home • 4 Bedrooms • 3 Bathrooms • 2 reception rooms • Open plan kitchen/breakfast room • Situated in exclusive development • Four generous bedrooms • Private location • Double garage • EPC Rating = B • Council Tax = tbc

Description

This striking, brand new family home offers good sized, flexible living in a private location, finished to a high standard. The property is approached via a private road shared with 3 other homes.

On the ground floor is a stunning, light filled open plan kitchen/breakfast room with built in appliances, ample wall and floor units and sliding doors leading out to a patio. The spacious reception room has a wood burning stove and views over the garden. There is also a utility room, good sized study and downstairs cloakroom.

Upstairs there are 4 double bedrooms with built in wardrobes, 2 with en-suite shower rooms and a family bathroom.

Externally there is a double garage and a driveway with space for several cars.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



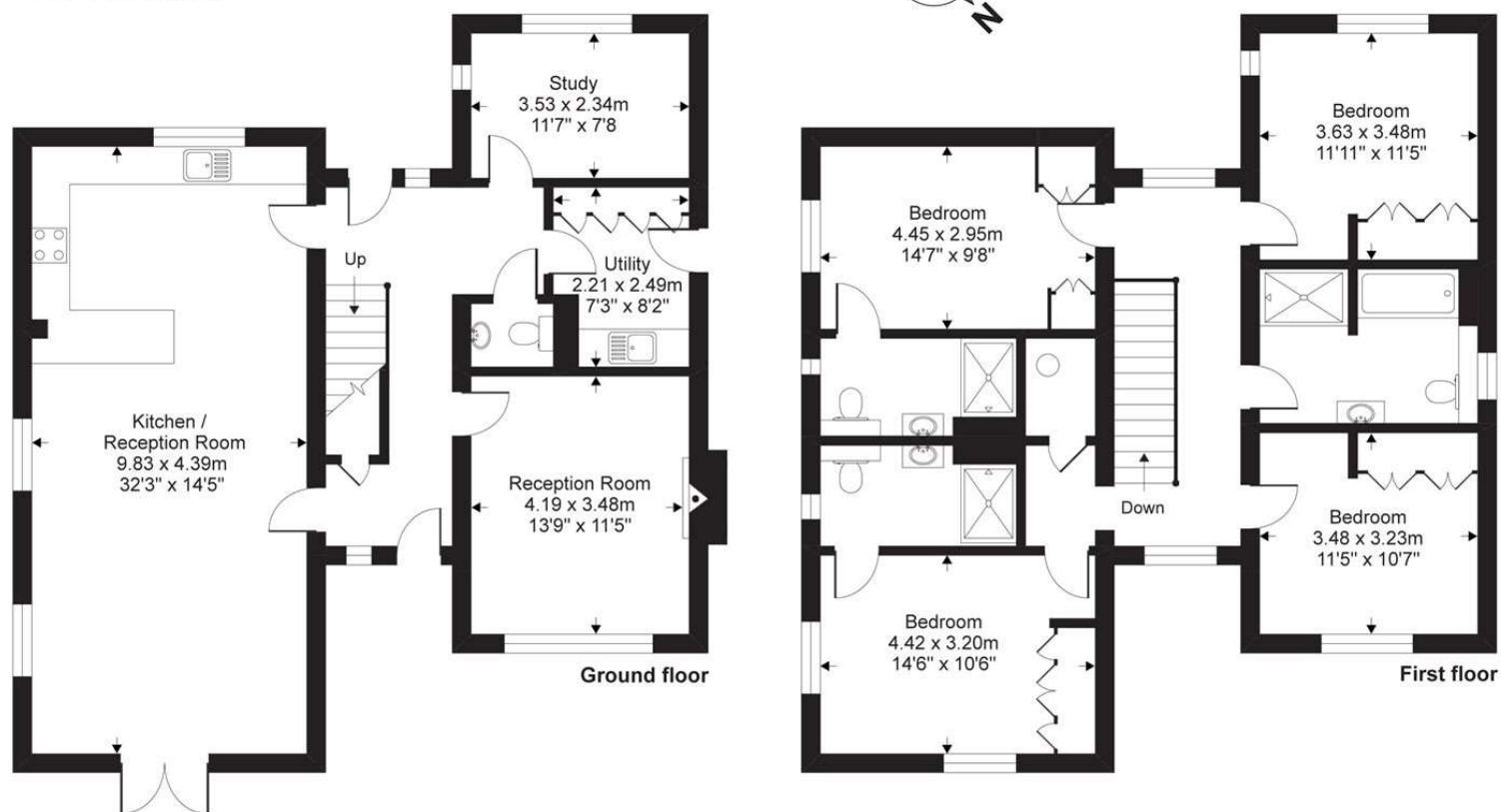
Mill Farm Close, Tunbridge Wells, TN3

Gross internal floor area (approx):

185.2 sq m / 1994 sq ft

For Identification only - Not to scale

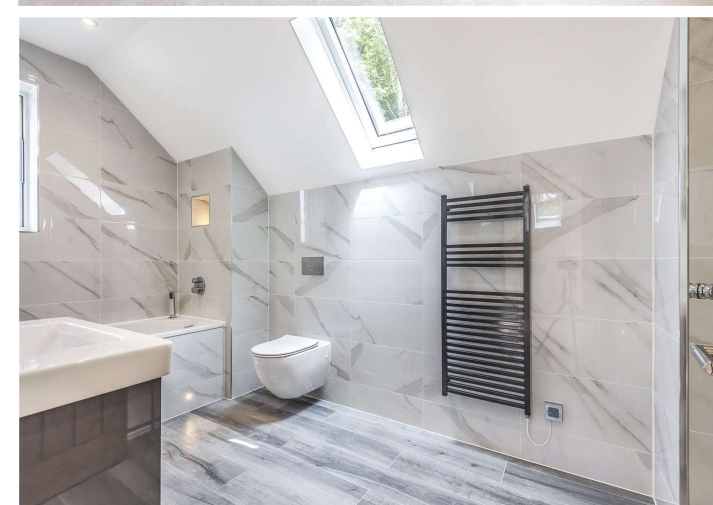
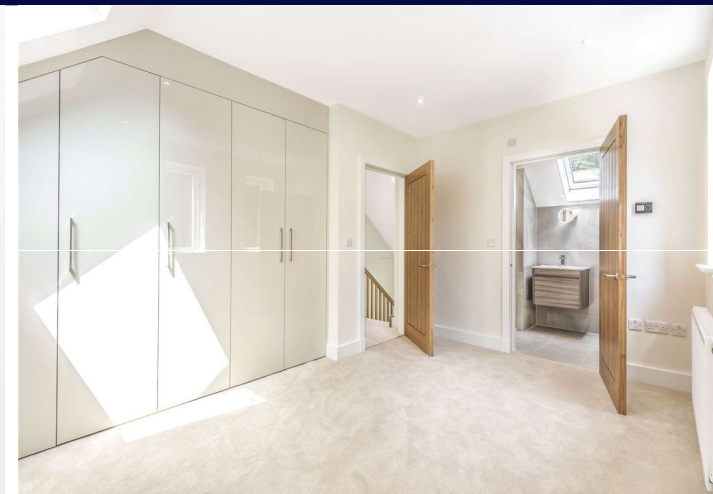
Niche Communications



FLOORPLANS

Gross internal area: 1994 sq ft, 185.2 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190709AAMW

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Tunbridge Wells Lettings
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