



A BRAND NEW 5 BEDROOM FAMILY HOME SITUATED WITHIN IN AN EXCLUSIVE DEVELOPMENT

MILL FARM CLOSE
TUNBRIDGE WELLS, TN3 0BH

Unfurnished, £4,000 pcm + fees and other charges apply.*

Available Now



- 5 Bedrooms • 4 Bathrooms • 2 Reception rooms • Open plan kitchen/breakfast room
- Brand new home • Situated in exclusive development • Private location • Double garage • EPC Rating = B • Council Tax = tbc

Description

This striking brand new family homes offers good sized flexible living in a private location, finished 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, wall and floor units, 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 and downstairs cloakroom.

On the first floor are 3 good sized bedrooms, the master suite has a built in wardrobes and a dressing area. The other 2 bedrooms have built in wardrobes. The family bathroom completes this floor.

The second floor has a further 2 bedrooms, both with en-suite shower rooms.

Energy Performance

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

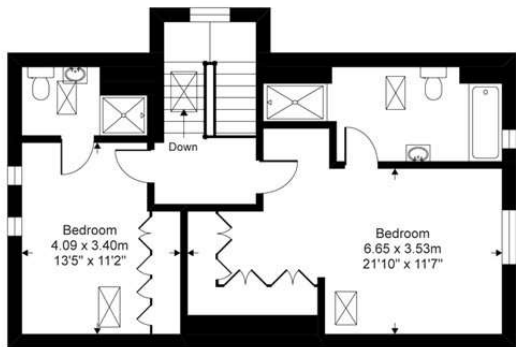
Viewing

Strictly by appointment with Savills.

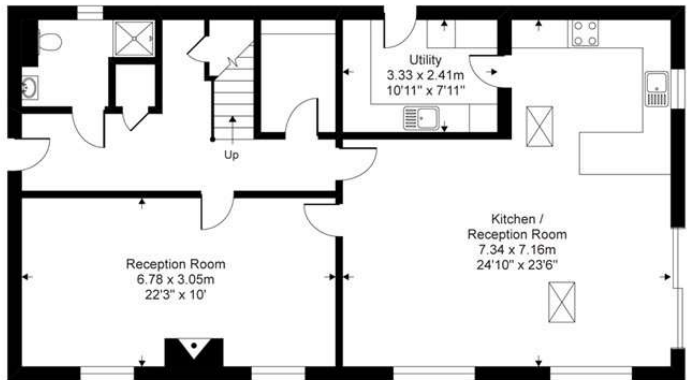
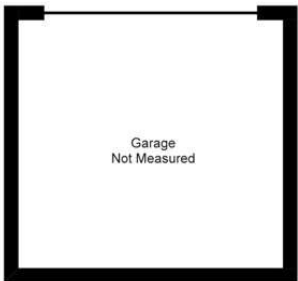


Mill Farm Close, Tunbridge Wells, TN3

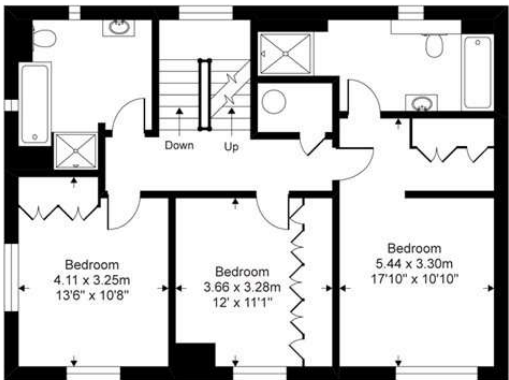
Gross internal floor area (approx):
 244 sq m / 2627 sq ft (Excludes Garage)
 For Identification only - Not to scale
 Niche Communications



Second floor



Ground floor



First floor

FLOORPLANS

Gross internal area: 2627 sq ft, 244.1 m²

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 84 | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small> | | |



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. 20190711AAMW

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Tunbridge Wells Lettings
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