



# 45 Dukes Drive, Tunbridge Wells, TN2 5FA £2,750 Per month



TN Sales & Lettings are delighted to bring to the market this beautifully presented four-bedroom family home, ideally positioned within walking distance of Tunbridge Wells town centre and mainline station, whilst also falling within catchment for the area's highly regarded grammar schools.

Arranged over three thoughtfully designed floors, this spacious home offers flexible accommodation perfectly suited to modern family living. At the heart of the property is a generous living and dining area, creating a wonderful space for both everyday family life and entertaining. Filled with natural light, this versatile room provides ample space to relax, dine and socialise.

The fully equipped kitchen has been designed with practicality in mind, offering excellent storage and workspace for busy households.

The accommodation is arranged over the upper floors and comprises four well-proportioned bedrooms. The principal suite enjoys the luxury of its own en-suite shower room, creating a peaceful retreat, whilst a contemporary family bathroom serves the remaining bedrooms.

Externally, the property benefits from a surprisingly generous wrap-around garden, providing an excellent outdoor space for children to play, summer entertaining or simply enjoying the warmer months. The property also offers off-road parking for two vehicles, a highly desirable feature so close to the town centre.

- 4 Bedrooms
- Parking for 2 Plus Cars
- Walking Distance to Tunbridge Wells
- GCH
- Modern Build
- EPC C
- Good Sized Garden
- Fully Equipped Kitchen



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	