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# Powder Mill Lane, Tunbridge Wells

Guide Price £450,000

3 2 1





This charming home is set behind a traditional picket fence, featuring a generously sized and well-maintained front garden with a pathway leading to the front door.

Upon entering, you are welcomed into a spacious living room, benefitting from large windows that allow natural light to fill the space, creating an inviting environment ideal for both relaxation and entertaining.

The property features a bright and airy kitchen-diner, offering ample storage and an integrated hob. This well-appointed space is perfectly suited for family meals and social gatherings. Beyond the kitchen, a rear porch provides a practical area for storing coats and shoes and leads directly to the rear garden. A conveniently located downstairs WC is situated adjacent to the porch.

Upstairs, a well-proportioned landing leads to three bedrooms and a family bathroom. A built-in storage cupboard offers a useful space for household essentials. The main bedroom is a spacious double, providing ample room for storage. The second bedroom, slightly smaller, is also a comfortable double and includes a built-in wardrobe with views over the rear garden. The third bedroom is ideally suited as a child's room or a home office.

The family bathroom is fitted with a bath and a separate shower cubicle, offering flexibility for different preferences.

Externally, the property benefits from a well-maintained rear garden featuring a lawn and a patio area, ideal for outdoor dining or relaxation. The garden is fully enclosed, providing privacy and security.

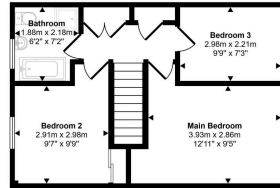
This property also offers a driveway for two cars.

This property benefits from excellent local amenities, making it a highly desirable location. Several well-regarded schools are within easy reach, including Bennett Memorial Diocesan School (1 mile) and St. John's Church of England Primary School (0.8 miles). For outdoor enthusiasts, Grosvenor & Hilbert Park is approximately 1 mile away, offering green spaces and walking paths, while the larger Dunorlan Park, with its beautiful lake and gardens, is just 2 miles from the property. Commuters will appreciate the convenience of High Brooms Railway Station, situated only 0.5 miles away, providing regular services to London and surrounding areas. For shopping, Royal Victoria Place, located around 1.5 miles from the property, offers a variety of retail stores and amenities.





Ground Floor  
Approx 48 sq m / 500 sq ft



First Floor  
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Shapery 360.

- Mid Terrace
- Driveway
- Kitchen Diner
- Family Bathroom with Shower and Bath
- EPC: C
- 3 Bedrooms
- Spacious Lounge
- Rear Porch
- Front and Rear Garden
- Council Tax Band: c

