

38 Cavendish Drive, Tunbridge Wells





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Perfectly positioned 2-bedroom bungalow with off-street parking and development opportunities

Accommodation Summary

- Semi-detached bungalow
 - 2 bedrooms
 - Living/dining room
 - Kitchen/breakfast room
- Bathroom and separate cloakroom
 - South west facing garden
- Claremont School catchment area
 - Development opportunities
 - Chain free



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This fantastic house is opposite Julian Hewitt Park, a residential play area, and is a short walk from the popular Claremont Primary School. It is also within easy reach of the vibrant Pantiles, the town centre, Grove Park, and the mainline railway station.

Set back from the road by a low wall, with a lawned garden and mature stocked flower beds behind and a driveway with parking for several cars.

Beyond is a covered lean to with storage space below and gated rear garden access.

The entrance door, neatly positioned to the side of the house, welcomes you into the hallway with doors opening off it at every angle and access into the loft.

First on the right is the second bedroom, which is currently set up as a dining room, making it a very versatile space, depending on your needs.

Next door the spacious living/dining room is flooded with light from its bay window. It has plenty of room for sofas and additional furniture.

Along the hallway is the principal bedroom, which is a generous sized double, its large window bringing in garden views.

At the rear is the kitchen/breakfast room brightened by its dual aspect windows and part glazed door to the side that opens into the garden. It has plenty of eye and base level cupboards and countertops and there is room for a breakfast table and chairs. There is space for appliances and a fitted cupboard housing the boiler.

Next door the bathroom has an electric shower over the bath and a window bringing in lots of natural light.

Completing the house is a separate cloakroom.

Outside the garden is wonderfully low maintenance with two sections of paved terracing ideal for summer dining, mature stocked flower beds, and a wooden shed for storage. It is fully enclosed by wooden fencing making it safe for children and pets and benefits from a leafy green backdrop.

This fantastic home is in a great location and also offers an opportunity to develop it to suit your own taste and needs, subject to planning consents. A must see!





Living/Dining Room: front aspect double glazed bay window, brick surround and wooden mantelpiece, radiators.

Bedroom 1: rear aspect double glazed window, radiator.

Bedroom 2: front aspect angled double glazed window, radiator.

Kitchen/Breakfast Room: side and rear aspect double glazed windows, side aspect part glazed door, 1 ½ stainless steel sink with drainer and mixer tap, space for oven, extractor, space for fridge/freezer, eye and base level units, open shelving, fitted cupboard housing the Worcester boiler, tiled splashback, tile effect flooring, radiator.



Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap and Mira wall mounted shower, vanity unit with wash hand basin and mixer tap over and cupboard under, radiator.

Cloakroom: side aspect opaque double glazed window, low level WC, vanity unit with wash hand basin and mixer tap over and cupboard under.

General:

Tenure: Freehold

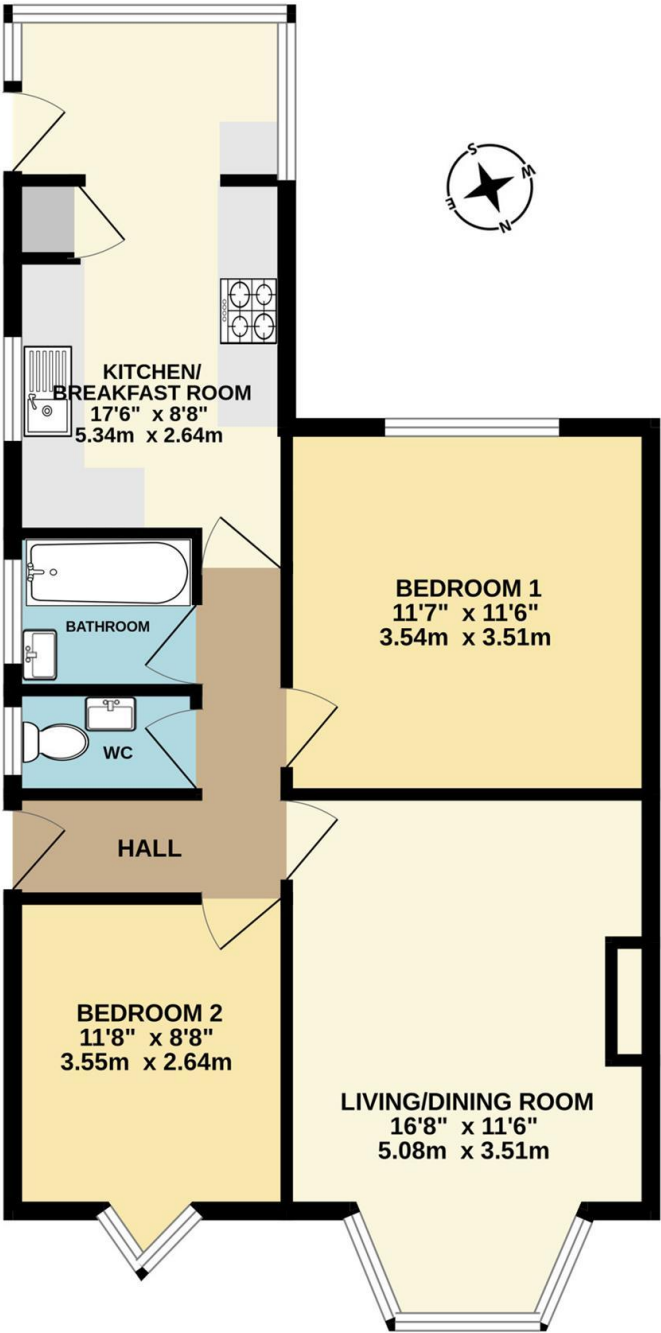
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,347.00)

EPC: D (67)



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA INFORMATION: Tunbridge Wells

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Claremont, St James C of E, and The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Julian Hewitt Park, Grove Park, Calverley Grounds, Grosvenor & Hilbert and Dunorlan Parks, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



