



**Connells**

Highfield Road  
Tunbridge Wells



### Property Description

This family home is immaculately presented and has been extended into the attic. Situated just a short walk from a main line station at High Brooms which goes directly into London. The house benefits from a generous kitchen diner to the rear, a perfect place to entertain.

The accommodation comprises of, Entrance hall, study, cloakroom, utility area, kitchen dining room and lounge on the ground floor. The first floor consists of three double bedrooms and the family bathroom which the attic has been converted into a fantastic bedroom with ensuite shower room.

Outside to the front is a driveway for two to three cars and side access into the rear garden. To the rear you will find a low maintenance garden set across two levels.

The home is really conveniently located for those that need to use the train line, being just a short distance away. Tunbridge Wells offers a vast array of shopping and leisure facilities and well regarded schooling options.



## Entrance Hall

## Cloakroom

## Lounge

14' x 11' 8" ( 4.27m x 3.56m )

## Study

7' x 5' 4" ( 2.13m x 1.63m )

## Utility Space

## Kitchen Dining Room

16' 7" x 15' 11" ( 5.05m x 4.85m )

## Bedroom Two

15' 9" x 10' 5" ( 4.80m x 3.17m )

## Bedroom Three

12' 8" x 6' 9" ( 3.86m x 2.06m )

## Bedroom Four

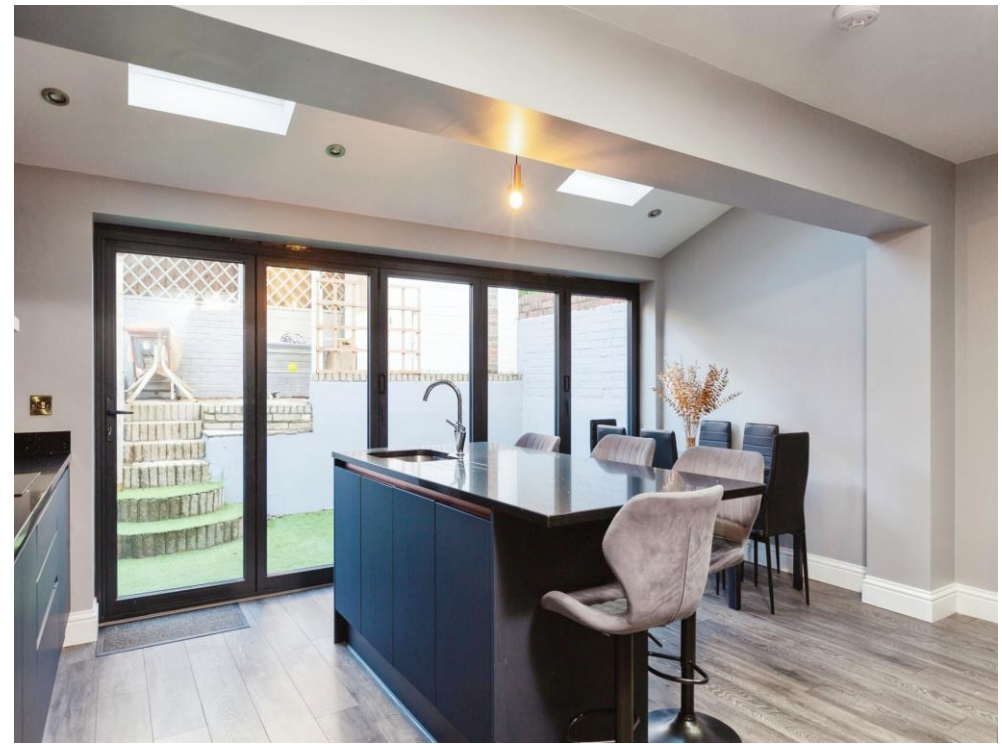
10' 6" x 7' 8" ( 3.20m x 2.34m )

## Bathroom

## Bedroom One

23' 7" x 15' 6" ( 7.19m x 4.72m )

## En Suite





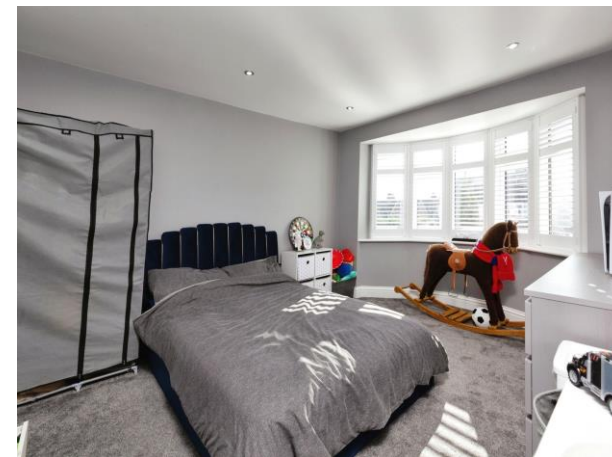
**Ground Floor**



**First Floor**



**Second Floor**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01892 547 966**  
**E [tunbridgewells@connells.co.uk](mailto:tunbridgewells@connells.co.uk)**

5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

**EPC Rating: C**

**view this property online [connells.co.uk/Property/TWL405499](http://connells.co.uk/Property/TWL405499)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TWL405499 - 0002