



**Connells**

Waterfield  
Tunbridge Wells





### Property Description

Offered for sale is this fantastic, four bedroom, two bathroom link-detached family home. The accommodation is inviting, light and airy and offers fantastic room sizes. Being situated at the end of a highly desirable cul-de-sac on the South side of Tunbridge Wells, only a short distance from the historic Pantiles and Tunbridge Wells train station.

The accommodation comprises of, Entrance Hall, Cloakroom, L-Shape Kitchen Dining Room leading onto Utility Room. Second reception room currently used as a playroom but easily lends itself as a Study. The Lounge is Dual aspect front to back with a bay window to the front, patio doors to the rear and a fantastic working open fire place. Upstairs, the bright landing leads to Bedrooms One with En Suite Shower room, Bedroom Two offering space for a double bed and bedroom furniture, Bedroom Three a further double bedroom and Bedroom Four being a single. The Family bathroom is a modern white suite and includes a bathtub, WC, wash hand basin and shower cubical. Outside to the rear of the house is a pleasing low maintenance garden which offers a patio area, seating area, artificial lawn and sunken goldfish pond. The front of the house offers a large frontage consisting mostly of lawn and off road parking. There is a garage with the property ideal for storage.



Waterfield is located to the South of Tunbridge Wells, 1.1 miles from The historic and famous Pantiles.

**Entrance Hall**

**Cloakroom**

**Study / Play Room**

11' 8" x 9' 7" ( 3.56m x 2.92m )

**Lounge**

24' 1" x 11' 5" ( 7.34m x 3.48m )

**Kitchen Dining Room**

19' 10" MAX x 17' 8" MAX ( 6.05m MAX x 5.38m MAX )

**Utility Room**

9' 1" x 7' 9" ( 2.77m x 2.36m )

**First Floor Landing**

**Bedroom One**

12' 4" x 10' 5" ( 3.76m x 3.17m )

**En Suite**

**Bedroom Two**

11' 8" x 9' 1" ( 3.56m x 2.77m )

**Bedroom Three**

11' 5" x 9' 7" ( 3.48m x 2.92m )

**Bedroom Four**

8' 5" x 6' 6" ( 2.57m x 1.98m )

**Bathroom**

**Garage**

**Rear Garden**

**Front Garden**















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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