



Connells

Green Way  
Tunbridge Wells



## Property Description

This stunning, extended three-bedroom semi-detached family home offers a harmonious blend of contemporary living and timeless charm. Perfectly designed for modern family life, the property boasts a spacious and beautifully presented open-plan kitchen/dining/breakfast room, which is sure to be the heart of the home. The kitchen is equipped with a range of high-end appliances, a central island, and luxurious electric underfloor heating, creating a warm and inviting space that flows effortlessly into the private rear garden-ideal for alfresco dining and entertaining.

The generous lounge is a welcoming retreat, featuring a stylish log burner that adds warmth to the room, making it perfect for cozy evenings in.

Upstairs, the property offers three bedrooms, all of which are flooded with natural light and a sumptuous, recently renovated family bathroom, offering a stylish and luxurious space to unwind. There is also the potential to create a fourth bedroom by converting the loft, subject to the relevant planning permissions, providing ample space for future growth.

The property benefits from a fully landscaped, multi-level rear garden, offering a private and peaceful outdoor space.

To the front, the driveway provides parking for multiple vehicles, and there is also a garage offering additional storage.

With its perfect blend of modern living and charm, this is a home that truly must be seen to be appreciated.

## Ground Floor

### Entrance Porch

Double glazed sliding door to the front

### Entrance Hall

Double glazed door to the front, under stairs cupboard boiler, radiator, solid oak flooring, solid wood door leading to kitchen and pet friendly bleach cleanable carpeted stairs leading to the first floor.

### Lounge

15' Max x 11' 6" Max ( 4.57m Max x 3.51m Max )

Double glazed window to front with bespoke shutters, eco log burner, TV point, radiator, and solid oak flooring.

### Kitchen/Breakfast/Dining Room

20' 10" Max x 18' Max ( 6.35m Max x 5.49m Max )

Fitted kitchen with a range of base and eye-level units, butler sink with mixer tap, electric underfloor heating, Rangemaster oven with five ring induction hob, two fan ovens and grill, space for American Samsung Fridge Freezer, undercounter wine fridge, integrated dishwasher, soiled oak worksurfaces, central island with breakfast bar, space for dining table, integrated wine rack, double larder with sockets, luxury Porcelain tiled flooring throughout, spot lighting, double glazed window to the side and rear, double glazed pedestrian door and window to the side,

double glazed door to rear, sky light with UV self cleaning and UV protection.

## First Floor

### Landing

Double glazed window to side, loft access, airing cupboard.

### Bedroom One

13' 5" Max x 9' 11" Max ( 4.09m Max x 3.02m Max )

Double glazed window to the front with bespoke shutters, fitted wardrobe, pet friendly bleach cleanable carpet and radiator.

### Bedroom Two

10' 3" Max x 10' Max ( 3.12m Max x 3.05m Max )

Double glazed window to the rear, pet friendly bleach cleanable carpet and radiator.

### Bedroom Three/ Office

8' 2" Max x 7' 10" Max ( 2.49m Max x 2.39m Max )

Double glazed windows to the front with bespoke shutters, pet friendly bleach cleanable carpeted, radiator, and built in wardrobe.

### Bathroom

Double glazed window to the rear, P shaped panel bath with mixer tap shower screen and Mira Waterfall shower with detachable control, low level W.C., wash hand basin, part

tilled walls and laminate flooring.

### Front Garden

Driveway with parking for multiple cars leading to the garage, area laid to lawn with shrubs and fenced borders, side gate leading to the rear garden.

### Rear Garden

Fully landscaped multi level, patio area, two lawned sectioned areas, mature shrubs, fenced and wooden borders, pergola, pathway and steps leading through the garden, side gate leading to the front of the property and driveway.

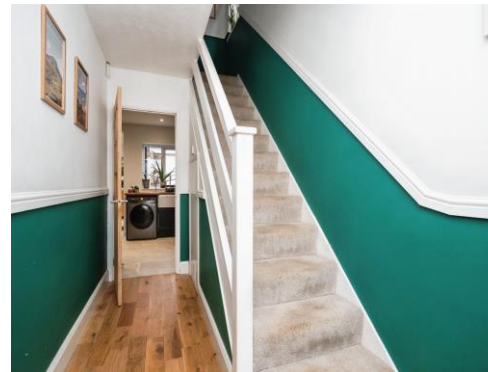
### Garage

Up and over door, power and light.

### Location

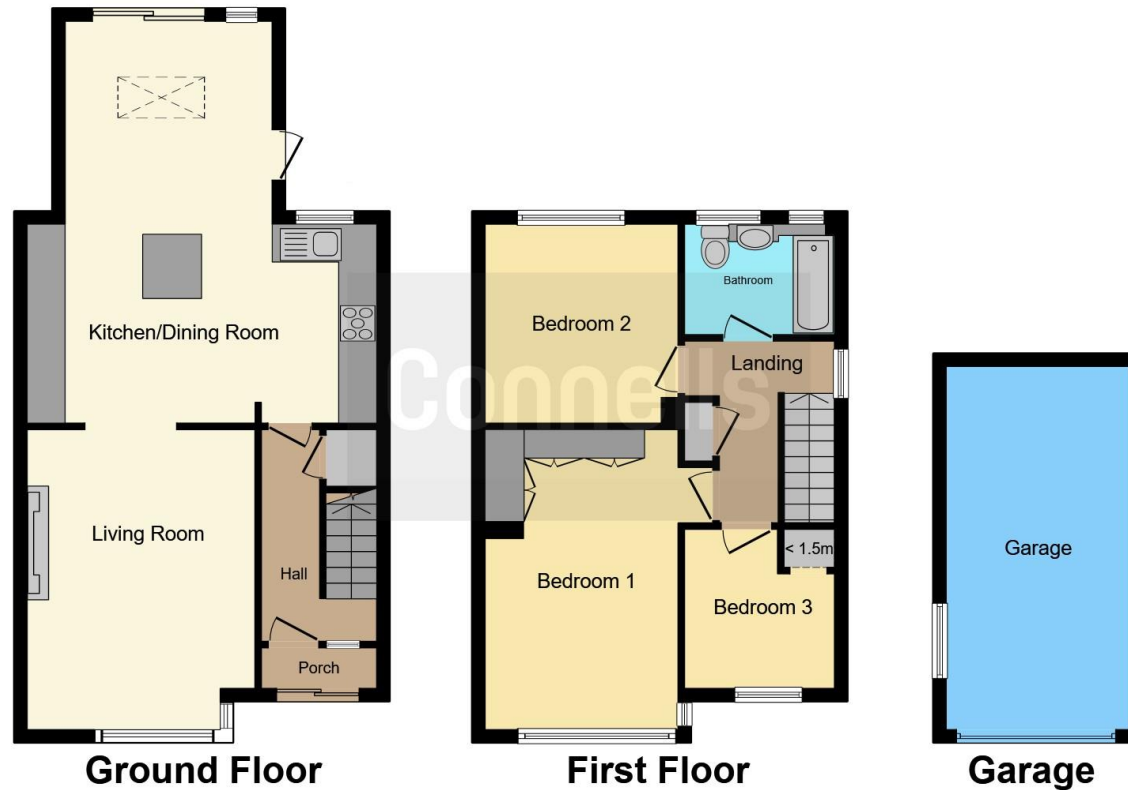
This property benefits from a highly convenient location on the north side of Tunbridge Wells, just 0.8 miles from High Brooms station, making it an ideal choice for commuters heading to London Bridge or Cannon Street. Situated on a quiet road, the home offers a peaceful setting with easy access to scenic forest walks and local parks, perfect for families and outdoor enthusiasts alike.

The vibrant town centre of Royal Tunbridge Wells is approximately 1.5 miles away, offering a wide range of shopping, dining, and cultural experiences. Royal Victoria Place Shopping Mall and the Calverley Road precinct feature an array of high street retailers, while the southern part of the town boasts Tunbridge Wells mainline station. the









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**

Tenure: Freehold

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