



Connells

Auckland Road
Tunbridge Wells



Property Description

Tucked away in the heart of Tunbridge Wells, this delightful two-bedroom Victorian home perfectly blends classic charm with modern comforts.

Upon entering, you're welcomed by a cosy entrance porch, ideal for kicking off your winter boots. The inviting lounge features a beautiful fireplace, adding a touch of warmth to the room. The spacious kitchen/breakfast room is perfect for both cooking and dining, offering plenty of room to entertain. A convenient utility room / conservatory with space and plumbing for washing machine and leads out to the private rear garden, providing easy access to outdoor space.

Upstairs, the property offers two bedrooms and a beautifully appointed family bathroom. A loft room provides additional versatile space, ideal for a home office, guest room, or extra storage.

Outside, the rear garden is a peaceful retreat, with a lovely patio area for al fresco dining or simply relaxing in a quiet, tranquil setting. A large workshop provides ample space for storage, hobbies, or DIY projects.

This charming home is a fantastic opportunity for first-time buyers, those looking to downsize, or a savvy investor.

Ground Floor

Entrance Porch

Lounge

11' 2" Max x 13' 1" Max (3.40m Max x 3.99m Max)

Kitchen/Breakfast Room

10' 1" Max x 11' 1" Max (3.07m Max x 3.38m Max)

Conservatory/Utility Room

4' 10" Max x 11' 5" Max (1.47m Max x 3.48m Max)

First Floor

Landing

Bedroom One

10' 2" Max x 11' 2" Max (3.10m Max x 3.40m Max)

Bedroom Two

7' 5" Max x 6' 5" Max (2.26m Max x 1.96m Max)

Loft Room (not Measured)

Rear Garden

Location

The St. James area of Tunbridge Wells offers a charming, close-knit community, where quiet, tree-lined streets are typically free from traffic outside the neighbourhood. This peaceful setting is complemented by easy access to local amenities and green spaces, making it an ideal location for those seeking both tranquillity and convenience.

Within walking distance, you'll find the popular Grosvenor & Hilbert Park and Dunorlan Park, both offering a lively mix of community events and outdoor activities. Whether you're looking for a relaxing stroll or to enjoy one of the parks' many events, there's always something to enjoy.

Camden Road, which leads directly into the town centre, offers a range of independent shops, cafes, bars, and renowned restaurants, providing plenty of options for dining and leisure. The area is also well connected, with the property situated between Tunbridge Wells' two mainline railway stations, offering frequent services to both London and the South Coast.

For families, Tunbridge Wells is known for its excellent range of educational facilities, from primary and secondary schools to independent and grammar schools, all within easy reach. With a perfect mix of peaceful living, convenient transport links, and access to top schools, this area truly offers the best of both worlds.









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

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EPC Rating: C

Tenure: Freehold

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