



# Woodbury Park Road Tunbridge Wells TN4 9NG

for sale offers in excess of  
**£175,000**



## Property Description

As you step into this delightful property, you're welcomed by a spacious, light-filled hallway that effortlessly connects you to all the main living areas. It offers plenty of space for coats and shoes, ensuring the home feels organised from the moment you enter.

The open-plan kitchen, lounge, and dining area is a bright and inviting space, perfect for both relaxation and entertaining. Large sash windows allow natural light to flood the room, creating a warm and welcoming atmosphere, while offering stunning views over Tunbridge Wells.

The generously sized double bedroom enjoys an abundance of natural light from a large window, making the room feel fresh and airy. With ample space for wardrobes or built-in storage solutions, the room offers excellent potential for a clutter-free and organised living space.

The bathroom is thoughtfully designed with a shower-over-bath, providing flexibility to suit your needs. It also features a sleek modern W.C., a stylish sink, and a convenient storage cupboard above the sink for all your essentials.

In addition to the impressive living spaces, there's a handy storage cupboard off the main living area, perfect for keeping your belongings out of sight and maintaining a tidy home.

Residents can also enjoy access to a well-maintained communal garden, providing a peaceful retreat to relax and unwind. Plus, the property benefits from private allocated parking, adding an extra level of convenience.

## Entrance Hall

Solid wood door to front, storage cupboard and engineered oak flooring.

## Kitchen/Lounge/Dining Room

11' 5" Max x 14' 10" Max ( 3.48m Max x 4.52m Max )

Sash glazed window to rear, engineered oak floors, fully equipped with integrated appliances including oven, hob, extractor over, fridge, freezer. Plumbing for a washing machine, stainless steel sink and drainer, space for dining table, T.V. point.

## Bedroom One

7' 1" Max x 13' 3" Max ( 2.16m Max x 4.04m Max )

Sash window to front, boiler, radiator and TV point.

## Bathroom

Bath with mixer taps, shower, wash hand basin with and low level W.C., part tiled walls, radiator.

## Outside

## Allocated Parking For One Car

## Communal Gardens

Laid to lawn area, mature shrubs and hedges.

## Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

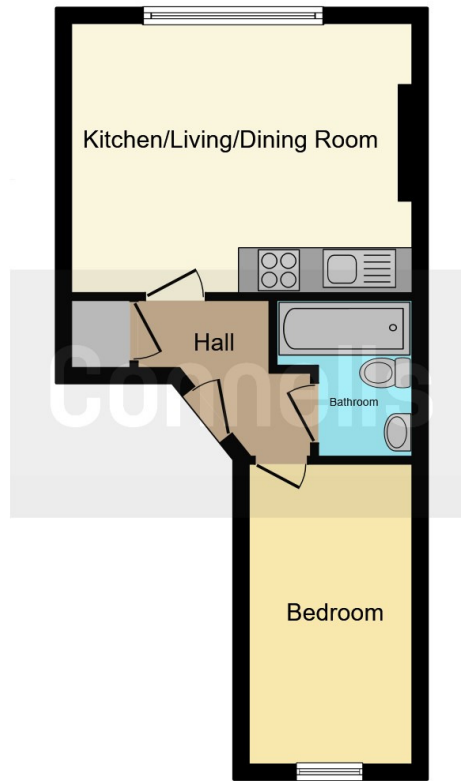
Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the

A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.









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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1050.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: TWL406134 - 0011