



Connells

Brook Road
Tunbridge Wells

Brook Road Tunbridge Wells TN2 3AJ

for sale offers in excess of
£375,000



Property Description

Nestled in one of Tunbridge Wells' most sought-after streets, this charming three-bedroom family home offers an ideal opportunity for first-time buyers or investors looking to grow their property portfolio.

Upon entry, you're greeted by a welcoming hallway, perfect for leaving your winter boots behind. The cozy lounge features a stunning fireplace, providing warmth to the space. The generous kitchen/breakfast room is a great spot for cooking and dining, offering ample room for entertaining. A conservatory with breathtaking views opens up to the private rear garden, creating seamless indoor-to-outdoor living.

On the first floor, you'll find three well-sized bedrooms and a tastefully designed family bathroom.

The rear garden offers a serene escape, complete with a lovely patio area ideal for al fresco dining or simply unwinding in a peaceful environment.

This delightful home is an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a smart addition to their portfolio.

Ground Floor

Entrance Hall

Kitchen/Dining Room

15' 8" Max x 9' 6" Max (4.78m Max x 2.90m Max)

Lounge

10' 5" Max x 15' 6" Max (3.17m Max x 4.72m Max)

Conservatory

11' 5" Max x 7' 11" Max (3.48m Max x 2.41m Max)

First Floor

Landing

Bedroom One

13' 7" Max x 8' 9" Max Plus Door Reses (4.14m Max x 2.67m Max Plus Door Reses)

Bedroom Two

6' 8" Max x 10' 7" Max (2.03m Max x 3.23m Max)

Bedroom Three

9' 7" Max x 6' 7" Max (2.92m Max x 2.01m Max)

Outside

Front Garden

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 centre.

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 center, 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: D

view this property online connells.co.uk/Property/TWL406154

Tenure: Freehold



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Property Ref: TWL406154 - 0006