



Connells

Redleaf Close
Tunbridge Wells

Redleaf Close Tunbridge Wells TN2 3UD

for sale offers in excess of
£575,000



Property Description

Tucked away at the end of a highly sought-after cul-de-sac, this exquisite four-bedroom detached home is ideally positioned with a coveted southerly aspect to the rear and is just moments from the tranquil Grosvenor & Hilbert Park. Recently extended, remodelled, and re-insulated, this property offers the perfect blend of modern luxury and comfort, with high-end fixtures, a new heating system, and expansive living spaces designed for both relaxation and entertaining.

Upon entry, you are greeted by a spacious hallway leading to a stylish downstairs cloakroom and integral access to the garage. The open-plan dining area flows seamlessly into a light-filled, contemporary kitchen, and the rear reception room, added during the extension, offers a generous space with stunning views over the rear garden and direct access to the outdoors.

Upstairs, the home offers four beautifully appointed bedrooms, including a principal suite with its own en-suite bathroom. Each room is thoughtfully designed with built-in wardrobes, and the family bathroom serves the remaining bedrooms with equal elegance and style.

Externally, the property benefits from a driveway providing ample parking, as well as access to the garage with an internal door to the home. The rear south facing garden features a lovely patio, a lush lawn, a covered hot tub, and an insulated home office, offering the perfect environment for both leisure and work.

Ground Floor

Entrance Hall

Dining Room

11' 8" Max x 12' 7" Max (3.56m Max x 3.84m Max)

Lounge

19' 2" Max x 12' 6" Max (5.84m Max x 3.81m Max)

Kitchen

7' 2" Max x 10' 11" Max (2.18m Max x 3.33m Max)

Downstairs W.C.

Landing

Bedroom One

13' 6" Max x 8' 6" Max (4.11m Max x 2.59m Max)

En-Suite Shower Room

Bedroom Two

10' Max x 10' 7" Max (3.05m Max x 3.23m Max)

Bedroom Three

12' 2" Max x 9' 4" Max (3.71m Max x 2.84m Max)

Bedroom Four

10' 3" Max x 9' 5" Max (3.12m Max x 2.87m Max)

Bathroom

Garage/Utility

Outside

Driveway With Parking For Two

Rear Garden

Hot Tub Hut

8' 2" Max x 7' 7" Max (2.49m Max x 2.31m Max)

Home Office

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.

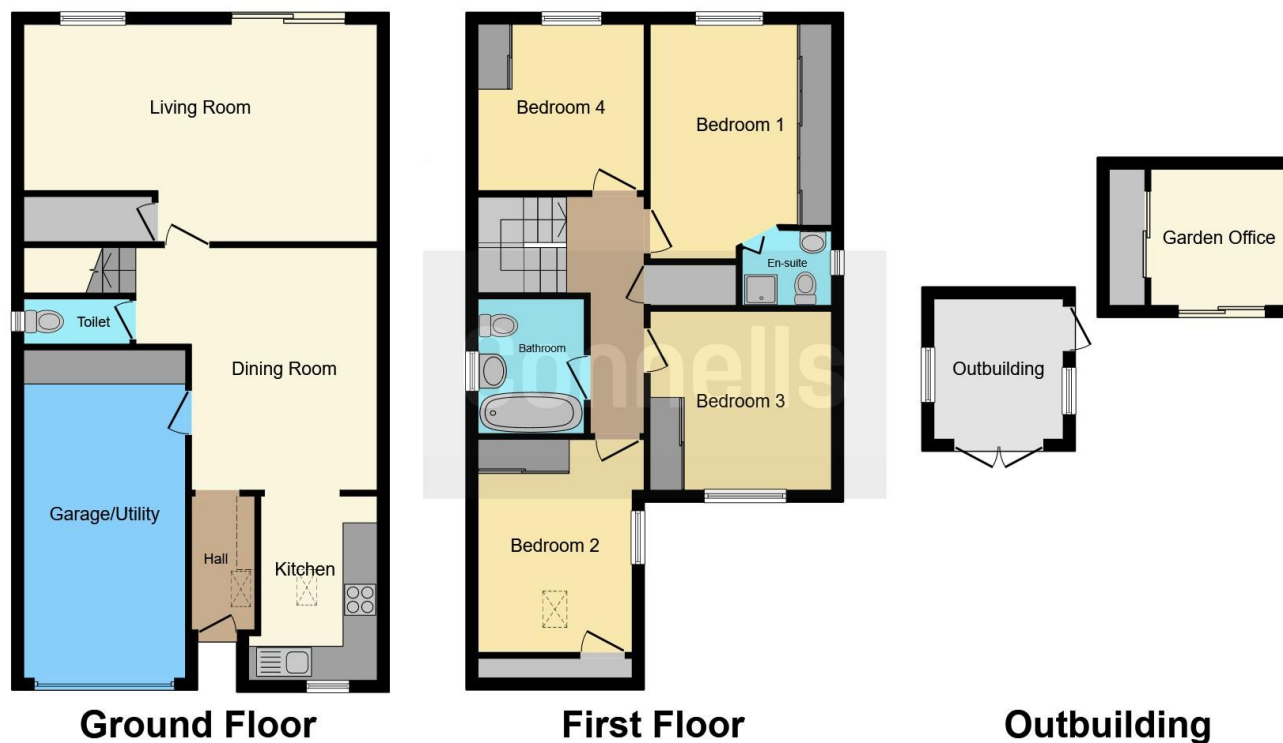
Agents Notes

We have been unable to verify if Planning Permission or Building Regulation Certification has been provided for the single story front extension to the property. We ask that you satisfy yourself in this regard before proceeding









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

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

view this property online connells.co.uk/Property/TWL406180

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL406180 - 0010