



Connells

Westwood Road
Tunbridge Wells

Westwood Road
Tunbridge Wells TN4 8TX

for sale offers in excess of
£650,000



Property Description

This spacious detached family home includes a front driveway and a welcoming porch for coats and shoes, leading to an entrance hall with a downstairs cloakroom. To the left, a large kitchen/dining room, a generous lounge to the right features a fireplace and access to a spacious conservatory benefiting from underfloor heating and exceptional views onto the private rear garden.

The ground floor offers great potential for personalizations, including a home office and an extra cloakroom that could be converted into a utility room. There's also a storage space/office with a multi-fuel stove connected to the central heating.

Upstairs, you'll find four spacious bedrooms, including a master with an en-suite and walk-in wardrobe. The third and fourth bedrooms have built-in storage. The loft offers potential for extension (subject to planning).

The large rear garden is mostly lawned, ideal for families and gardeners, with lighting, electricity and a water tap. The property also has the potential for a second home or annex (subject to planning), offering flexible living options.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen/Dining Room

20' 3" Max x 10' 10" Max (6.17m Max x 3.30m Max)

Lounge

20' 8" Max x 10' 11" Max (6.30m Max x 3.33m Max)

Conservatory

14' 5" Max L-Shape x 26' 2" Max L-Shape (4.39m Max L-Shape x 7.98m Max L-Shape)

Salon Room

12' 1" Max x 14' 4" Max (3.68m Max x 4.37m Max)

Additional Cloakroom

Home Office

12' 3" Max x 11' 4" Max (3.73m Max x 3.45m Max)

Landing

Bedroom One

17' 5" Max x 11' 8" Max (5.31m Max x 3.56m Max)

En-Suite

Walk-In Wardrobe

7' 8" Max x 5' 11" Max (2.34m Max x 1.80m Max)

Bedroom Two

10' 11" Max x 12' 2" Max (3.33m Max x 3.71m Max)

Bedroom Three

10' 11" Max x 8' 11" Max (3.33m Max x 2.72m Max)

Bedroom Four

7' 6" Max x 11' 6" Max (2.29m Max x 3.51m Max)

Bathroom

Outside

Driveway

Rear Garden

Workshop One

14' 6" Max x 11' 6" Max (4.42m Max x 3.51m Max)

Workshop Two

Irregular Shaped Room 15' 6" Max x 12' Max (4.72m Max x 3.66m)

Workshop Three

11' Max x 8' 10" Max (3.35m Max x 2.69m Max)

Location

Rusthall is an excellent example of a village that is very well supported by its residents and accordingly, thrives. It has excellent amenities for day to day supplies, including a general stores, pharmacist, post office, dentist and veterinary surgery, all within easy walking distance of the property. The vibrant spa town of Tunbridge Wells is just over one mile distant and has a more extensive range of restaurants, shops, a supermarket and leisure facilities. There is also a fast and frequent train service to London. There are many independent and state schooling options in the area, including those in the much sought-after Kent Grammar system and primary schools. The impressive, award-winning Bluewater Shopping Centre is only 45 minutes' drive away and if you want to escape to the coast, then the lovely seaside towns can also be reached in under an hour.

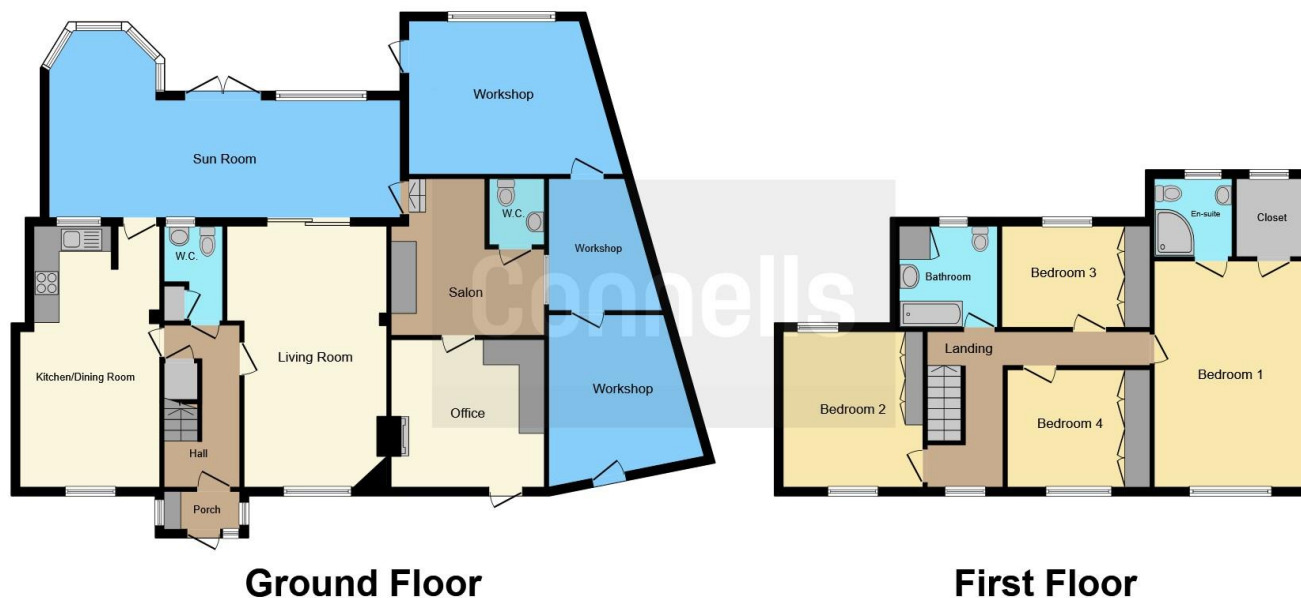
Agent Notes

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

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EPC Rating: D

view this property online connells.co.uk/Property/TWL406153

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.

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