



Dukes Road Tunbridge Wells TN1 2PA

for sale offers in excess of
£550,000



Property Description

This beautifully refurbished semi-detached Victorian home combines period charm with modern updates. Sympathetically designed with flawless attention to detail, the spacious accommodation, arranged over three floors, is light, airy, and well-appointed throughout.

On the ground floor, an entrance hall leads to a living room with an open fireplace and sash window with New England shutters, a dual-aspect dining room, and a newly fitted Shaker-style kitchen with integrated appliances including a SMEG oven and an array of other high end appliances. There is also a utility room and a downstairs cloakroom.

The first floor features two double bedrooms, including a master with fitted wardrobes and sash window, as well as a stylish family bathroom with a bath, walk-in rain shower, and heated towel rail. The second floor offers a spacious bedroom with air conditioning and a built-in children's play area.

To the front is a garden, and at the rear is a secluded, south-facing garden with a decked area, artificial grass, and feature stone wall, ideal for entertaining. This home perfectly blends period features with modern living.

Ground Floor

Kitchen/Dining Room

22' 3" Max L-Shape x 11' 8" Max L-Shape (6.78m Max L-Shape x 3.56m Max L-Shape)

Lounge

11' 7" Max x 11' 11" Max (3.53m Max x

3.63m Max)

Utility Room

5' 5" Max x 5' 3" Max (1.65m Max x 1.60m Max)

Downstairs Cloakroom

First Floor

Landing

Bedroom One

11' 4" Max x 11' 7" Max (3.45m Max x 3.53m Max)

Bedroom Two

9' 5" Max x 8' 5" Max (2.87m Max x 2.57m Max)

Bathroom

Second Floor

Bedroom Three

18' 2" Max x 11' 8" Max (5.54m Max x 3.56m Max)

Outside

Front Garden

Rear Garden

Additonal Upgrades

- Cast iron radiators
- New England Style Bespoke Shutters

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.









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

Tenure: Freehold

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