



**Connells**

Summervale Road  
Tunbridge Wells



# Summervale Road Tunbridge Wells TN4 8JN

for sale offers in excess of  
**£525,000**



## Property Description

This exquisite three-bedroom semi-detached family home is nestled in the heart of a vibrant and thriving community, offering the perfect blend of comfort and charm.

As you step inside, you are greeted by a welcoming entrance porch, leading into a spacious hallway that flows effortlessly into a bright and airy lounge/dining room. This inviting space opens out to the private rear garden, where tranquility awaits. The stylish kitchen/dining room is a true culinary haven, equipped with top-of-the-line appliances to inspire your inner chef. A convenient downstairs cloakroom.

Upstairs, the three generously proportioned double bedrooms offer a serene retreat, while the modern bathroom, complete with a separate shower, provides the perfect sanctuary after a long day.

The outside of this property is just as enchanting, with a mature and secluded rear garden that blooms with character. A charming potting shed, sun-dappled patio, and vibrant flower beds create an idyllic outdoor retreat. The spacious driveway offers ample parking, and a delightful workshop adds extra storage space, ensuring everything has its place.

## Ground Floor

### Entrance Porch

### Entrance Hall

## Lounge/Dining Room

23' 7" Max x 11' 5" Max ( 7.19m Max x 3.48m Max )

## Kitchen

10' 3" Max x 7' 8" Max ( 3.12m Max x 2.34m Max )

## First Floor

## Landing

## Bedroom One

12' 11" x 11' 6" ( 3.94m x 3.51m )

## Bedroom Two

11' 6" x 10' 8" ( 3.51m x 3.25m )

## Bedroom Three

6' 11" x 7' 8" ( 2.11m x 2.34m )

## Bathroom

## Outside

## Cloakroom

## Workshop

10' 11" Max x 9' 3" Max ( 3.33m Max x 2.82m Max )

## Driveway

## Front Garden

## Rear Garden

## Location

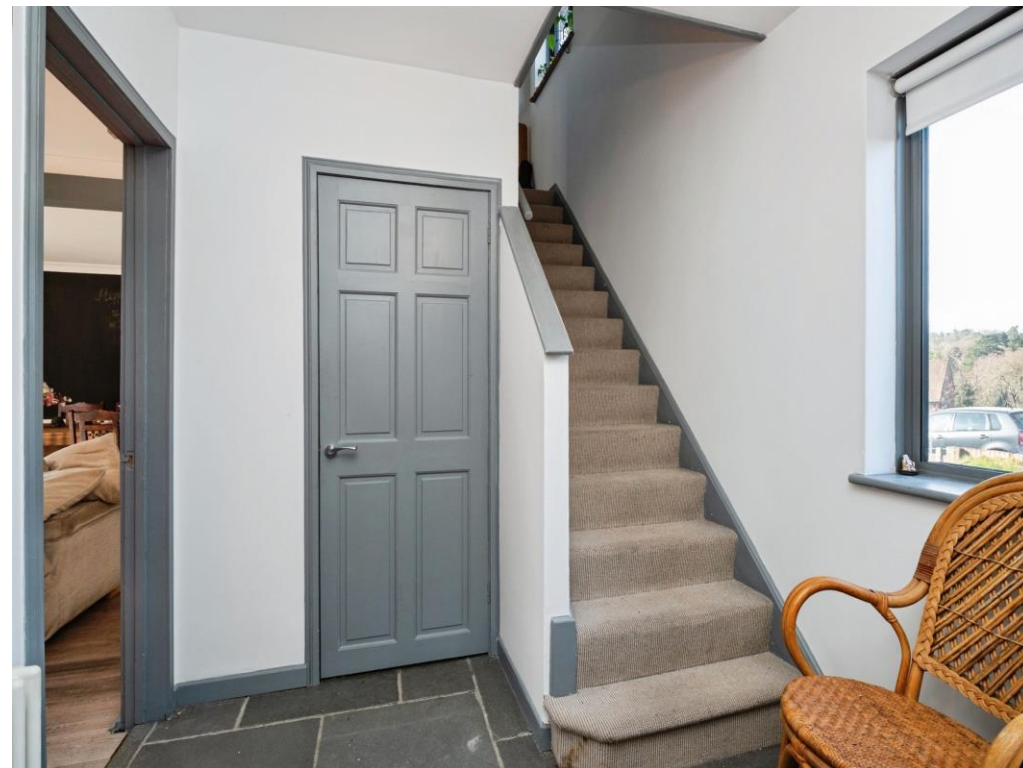
Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational 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.



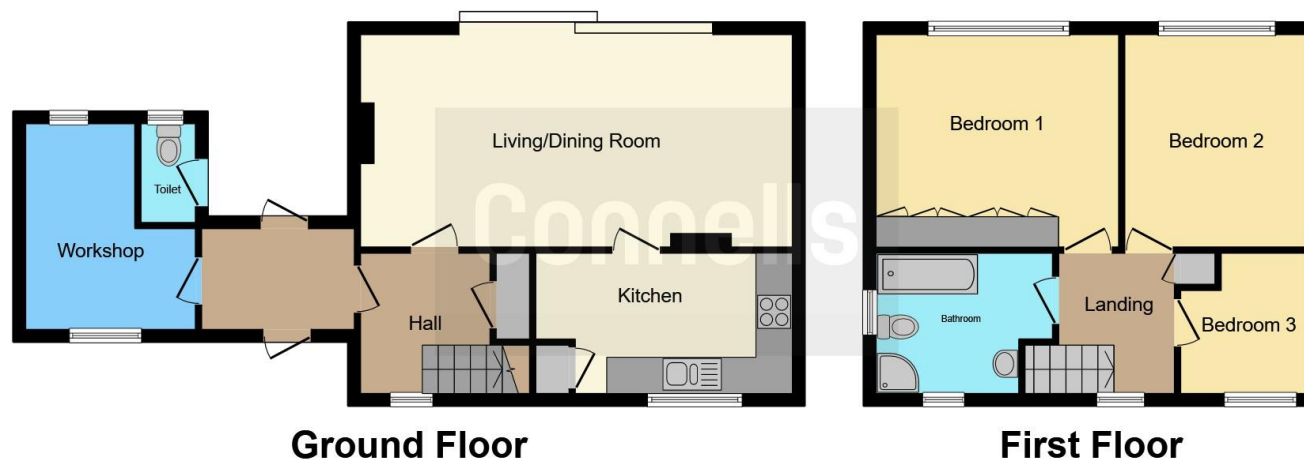












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWL404356](http://connells.co.uk/Property/TWL404356)**



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