



Connells

Silverdale Road  
Tunbridge Wells



Silverdale Road  
Tunbridge Wells TN4 9HX

for sale offers in excess of  
**£410,000**



## Property Description

This charming and stylishly recently refurbished three-bedroom mid-terraced Victorian home spans three well-appointed levels and is located in one of St Johns' most sought-after residential areas. Just moments from highly regarded local schools, award-winning parks, and excellent amenities, it offers the perfect blend of convenience and character.

Inside, the property offers spacious and versatile living across three floors. The ground floor features two inviting reception rooms and a contemporary kitchen, ideal for both everyday living and entertaining. On the first floor, you'll find two generous double bedrooms and a large, modern family bathroom. The top floor hosts a third double bedroom, offering privacy and flexibility for those who may be looking to work from home.

Thoughtfully renovated to a high standard, the current owner has preserved the home's period charm while introducing stylish contemporary touches throughout.

Whether you're a growing family, a commuter seeking easy access to London, or a first-time buyer, this beautifully presented home is ready to move straight into and enjoy.

## Ground Floor Lounge

10' 9" Max x 10' 10" Max ( 3.28m Max x 3.30m Max )

Window to front. Wood laminate flooring. Feature Victorian fireplace with cast iron grate. Radiator.

## Dining Room

11' Max x 10' 10" Max ( 3.35m Max x 3.30m Max )

Window to rear. Wood laminate flooring. Fireplace recess. Under stairs storage. Radiator.

## Kitchen

13' Max x 6' 11" Max ( 3.96m Max x 2.11m Max )

Double glazed windows to side/rear (dual aspect). Partially glazed back door to rear garden. Wood laminate flooring. Wooden effect laminate wrap worktop housing a one and a half bowl stainless steel sink and drainer with mixer taps. Electric cooker. Extractor hood above. Wall mounted Worcester combi gas boiler. Space for washing machine, dishwasher and fridge freezer. An attractive range of eye level and base gloss white units.

## First Floor

### Bedroom One

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

Window to front. Wood laminate flooring. Attractive period feature fireplace recess. Built-in cupboard for storage. Radiator.

### Bedroom Two

10' 7" Max x 12' 1" Max ( 3.23m Max x 3.68m Max )

Window to rear. radiator

## Bathroom

Window to rear. Tiled flooring. P shape bath with partial glass screen. Wall mounted gravity shower. Partly integrated sink unit with built-in storage below. WC with concealed flush and surface space above. Wall mounted heated towel rail, part tiled walls and tiled floor.

## Second Floor

### Bedroom Three/ Loft Room

13' Max x 16' 8" Max ( 3.96m Max x 5.08m Max )

Restricted Head Height. Velux window. Eaves storage surround. Stairs leading to first floor.

## Outside

### Front Garden & Parking

Off road parking space for one car. Deep area of lawn with pathway to front door and hedge surround.

## Rear Garden

Currently a courtyard area, walled to the rear and on two levels. Wooden fence borders and gate to side.

## 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.



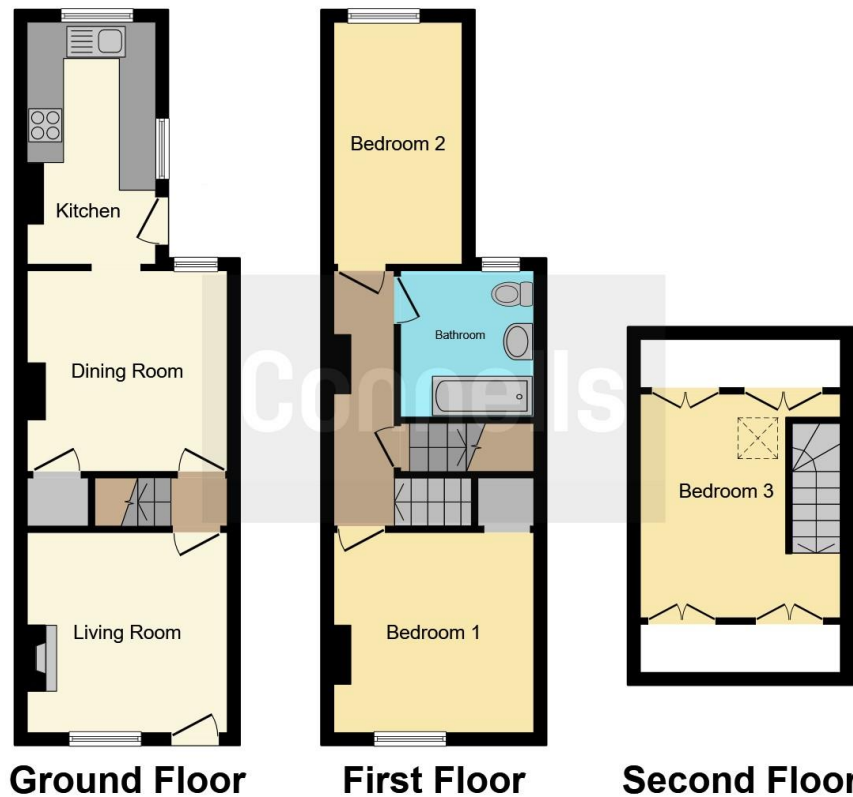












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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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