



Connells
connells.co.uk 01892 547 966
FOR SALE

Connells

Thirlmere Road
Tunbridge Wells



Property Description

We are delighted to present this beautifully appointed three-bedroom townhouse, nestled in one of the most desirable areas of Tunbridge Wells. This charming home offers a unique blend of style, comfort, and tranquility, and must be viewed to be fully appreciated.

The property welcomes you via a private porch into a spacious entrance hallway featuring elegant mosaic wood flooring. From here, you'll be drawn into the impressive reception room, which boasts floor-to-ceiling windows and patio doors that flood the space with natural light and offer breathtaking views of the surrounding woodlands.

The generous kitchen is well-equipped with a range of fitted units and enjoys views over the front garden, making it both practical and inviting.

Upstairs, the accommodation includes three well-proportioned bedrooms-two of which are doubles. The master bedroom is situated at the front of the property and is tastefully presented, while the rear bedrooms enjoy the same woodland outlook as the reception room, providing a peaceful retreat.

The contemporary family bathroom is finished to a high standard and adds a touch of luxury to the home.

Offered in immaculate condition throughout, this property is truly move-in ready. The rear garden is mature and beautifully landscaped with an array of trees and shrubs, perfectly framing the woodland backdrop and enhancing the sense of countryside living. The basement room and garage en-bloc are perfect for additional storage.

Ground Floor

Entrance Porch

Entrance Hall

Kitchen

7' 10" Max x 10' 10" Max (2.39m Max x 3.30m Max)

Lounge/Dining Room

17' 5" Max L -Shape x 14' 2" Max L-Shape (5.31m Max L -Shape x 4.32m Max L-Shape)

First Floor

Landing

Access to fully boarded loft

Bedroom One

9' Max x 14' 2" Max (2.74m Max x 4.32m Max)

Bedroom Two

8' 2" Max x 10' 10" Max (2.49m Max x 3.30m Max)

Bedroom Three

6' 2" Max x 8' Max (1.88m Max x 2.44m Max)

Bathroom

Outside

Rear Garden

Garage En-Bloc

Basement Room

14' 2" Max x 14' Max (4.32m Max x 4.27m Max)

Tunbridge Wells' 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.

Additional Upgrades

- Newly installed double glazed front door in 2022
- Newley recarpeted in 2022









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: Awaited
 Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406254



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: TWL406254 - 0008