







## Property Description

Beautifully designed for modern family living, this well-presented property features an enclosed porch-ideal for coats and shoes-leading into a bright and welcoming living room with warm honey-toned oak flooring. The generous kitchen/diner is fitted with a stylish Howdens kitchen, offering ample space for a dining table and a seamless flow of oak flooring throughout.

A rear lobby provides additional access to the garden and front of the house, connecting to a practical utility room-perfect for busy households. Upstairs, you'll find three well-proportioned bedrooms, two with built-in wardrobes, along with a sleek, modern family bathroom.

Outside, the home offers off-street parking at the front and a beautifully maintained private rear garden-an ideal space for summer entertaining and relaxing.

## Ground Floor

### Entrance Porch

### Entrance Hall

### Lounge

13' 1" Max x 12' 5" Max ( 3.99m Max x 3.78m Max )

### Kitchen/Dining Room

19' 8" Max x 8' 6" Max ( 5.99m Max x 2.59m Max )

### Rear Lobby

### Utility Room

10' Max x 6' 6" Max ( 3.05m Max x 1.98m Max )

## First Floor

## Landing

### Bedroom One

13' 11" Max x 10' 5" Max ( 4.24m Max x 3.17m Max )

### Bedroom Two

11' Max x 8' 6" Max ( 3.35m Max x 2.59m Max )

### Bedroom Three

8' 9" Max x 7' 9" Max ( 2.67m Max x 2.36m Max )

### Bathroom

## Outside

## Driveway

## 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.

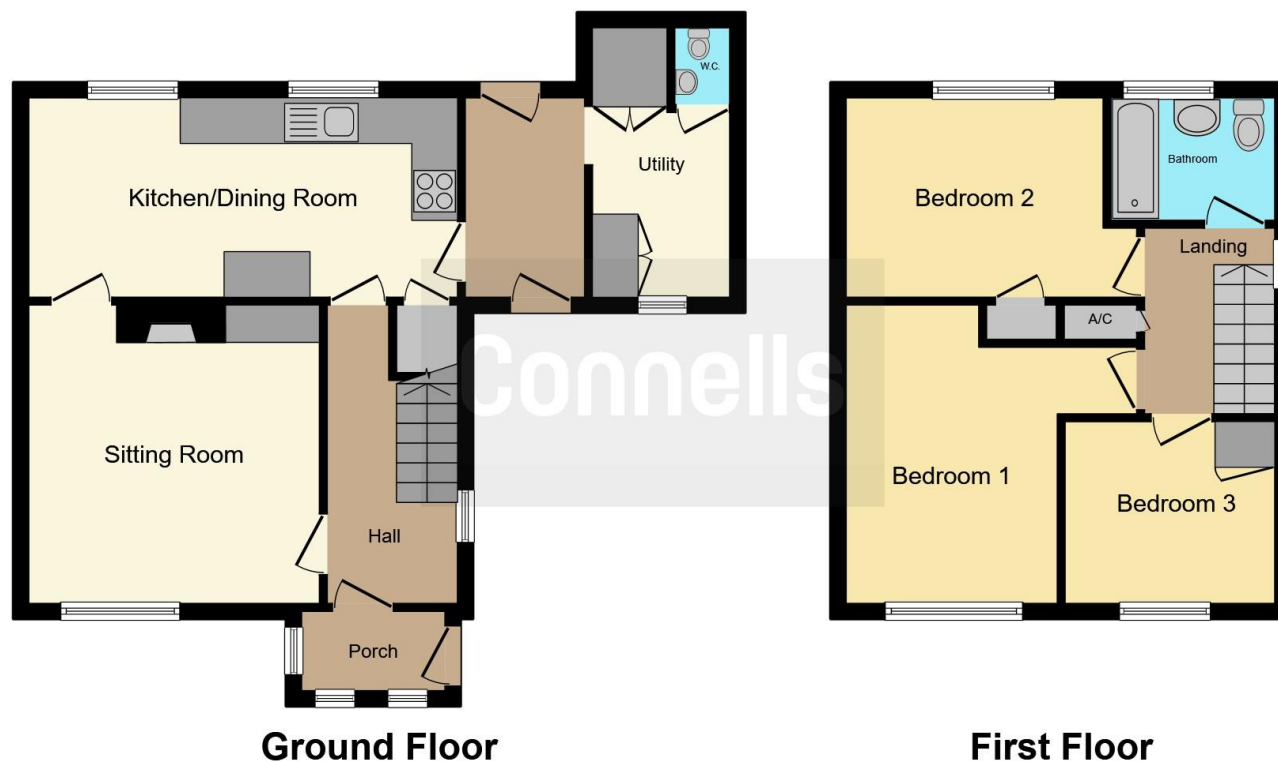












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**EPC Rating: D**

Tenure: Freehold

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