



**Connells**

Bayham Road  
Tunbridge Wells



## Property Description

This delightful Victorian semi-detached house on Bayham Road offers a blend of period charm and modern living. The welcoming hallway leads to a comfortable sitting room with a woodburner, perfect for cozy evenings. The open-plan kitchen/dining/family room features bi-fold doors opening to wood decking and a fabulous garden, creating a spacious and sociable space. The contemporary kitchen is equipped with an electric oven, gas hob, dishwasher, washing machine, American style large fridge/freezer and breakfast bar.

The ground floor also includes a downstairs toilet and shower room. Upstairs, there are three double bedrooms. The master bedroom is bright and airy and enjoys a pleasant outlook over the garden, enhanced by Velux windows. Bedroom two features a cast iron fireplace, and bedroom three offers views over farmland towards Frant, along with excellent storage. The spacious bathroom includes a shower over the bath and an attractive arched window. Outside, the front garden includes driveway parking for one car, with additional gated parking at the rear for two to three cars. The rear garden features a decked terrace, an L-shaped lawn, and well-stocked raised beds. A useful attached brick outbuilding provides storage with power connected. The garden enjoys a leafy backdrop and is not overlooked to the rear, and includes fitted light features on the path. The house is also within walking distance to two local nurseries and in the catchment area for local schools.

## Ground Floor

### Entrance Hall

### Downstairs Shower Room

### Living Room

13' 5" Max x 9' 7" Max ( 4.09m Max x 2.92m Max )

### Living Area

20' 1" Max x 11' 2" Max ( 6.12m Max x 3.40m Max )

### Kitchen

12' 4" Max x 10' 2" Max ( 3.76m Max x 3.10m Max )

## First Floor

## Landing

### Bedroom One

12' 3" Max x 10' 3" Max ( 3.73m Max x 3.12m Max )

### Bedroom Two

11' 7" Max x 10' 8" Max ( 3.53m Max x 3.25m Max )

### Bedroom Three

13' 4" Max x 9' 7" Max ( 4.06m Max x 2.92m Max )

### Bathroom

## Driveway

## Rear Garden

## Additional Upgrades

- Recently redecorated throughout and ready to move in
- Underfloor heating in both bathrooms
- Energy-saving solar panels with 5.9KW installed capacity
- 5.8KW storage battery installed with 99 year warranty
- Installed outside lighting in the decking and throughout back 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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5 Vale Road  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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