



Connells

Sherwood Road
Tunbridge Wells

Sherwood Road Tunbridge Wells TN2 3LE

for sale offers in excess of
£350,000



Property Description

Dreaming of your first home? This charming two-bedroom gem could be the perfect place to begin your next chapter-beautifully presented and ready for you to move straight in.

Step inside and discover a welcoming kitchen with ample space for a dining table-ideal for morning coffee or relaxed evening meals. The light-filled, double-aspect lounge is a true highlight, featuring elegant French doors that open gracefully onto the garden, creating a seamless blend of indoor comfort and outdoor charm.

Upstairs, you'll find two spacious double bedrooms, both brimming with natural light, along with a stylish family bathroom designed for comfort and relaxation.

If you long for outdoor space, this garden is sure to capture your heart. A patio area just outside the lounge doors is perfect for al fresco dining or evening unwinding, while the lush lawn offers room to play, garden, or simply enjoy the sunshine.

Practicality hasn't been overlooked either-with off-road parking for multiple vehicles, you'll have all the convenience you need.

Ground Floor

Entrance Porch

Entrance Hall

Lounge

11' 2" Max x 15' 1" Max (3.40m Max x 4.60m Max)

Kitchen/Dining Room

15' 4" Max L-Shape x 9' 5" Max L Shape (4.67m Max L-Shape x 2.87m Max L Shape)

First Floor

Landing

Bedroom One

15' 2" Max x 9' 8" Max (4.62m Max x 2.95m Max)

Bedroom Two

11' 2" Max x 9' 4" Max (3.40m Max x 2.84m Max)

Bathroom

Outside

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.









Ground Floor

First Floor

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

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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