



**Connells**

Hedgerow Lane  
Tunbridge Wells



# Hedgerow Lane Tunbridge Wells TN2 3FS

for sale offers in excess of  
**£600,000**



## Property Description

**\*\*Beautifully presented\*\*** Three-bedroom detached family home. Master bedroom with en-suite, built-in wardrobes and private balcony. Two further bedrooms with high-quality family bathroom. Spacious and well-lit sitting room.

**\*\*Modern living\*\*** Attached garage partially converted into a home office.

**\*\*Outdoor space\*\*** Driveway parking for two cars. Private landscaped rear garden with extended patio and artificial grass.

**\*\*Quality finish\*\*** Integrated Neff and Bosch appliances. Villeroy and Boch sanitaryware. NHBC warranty still remaining until February 2027.

**\*\*Everyday practicality\*\*** Amtico flooring throughout downstairs. Separate cloakroom and utility. Boarded loft space with potential third floor conversion subject to planning.

## About The Area

**\*\*Desirable location\*\*** Knights Wood development built by Dandara. Safe and quiet neighbourhood. Set in 150 acres of mature protected woodland with children's play area.

**\*\*Inviting community\*\*** Organised woodland walks. Picnics on the green. Street parties for national celebrations.

**\*\*Nearby schools\*\*** Skinners Kent Primary School with Good Ofsted rating on the development. Nursery within walking distance. Close proximity to well-regarded Kent secondary and grammar schools.

**\*\*Health and entertainment\*\*** Short walk to Nuffield Health Club with gym and swimming pool. Odeon multi-screen cinema.

**\*\*Commuter links\*\*** Half-hourly bus service to Tonbridge train station. Walking distance of High Brooms train station.

**\*\*Nearby town\*\*** Royal Tunbridge Wells fine selection of restaurants, shops, and theatres. Attractive Georgian architecture of the pantiles.

## Ground Floor

### Entrance Hall

### Downstairs Cloakroom

### Kitchen/Dining Room

11' 8" Max x 14' 7" Max Into Bay ( 3.56m Max x 4.45m Max Into Bay )

### Utility Room

7' 3" Max x 5' 8" Max ( 2.21m Max x 1.73m Max )

### Lounge

19' 3" Max x 10' 11" Max ( 5.87m Max x 3.33m Max )

## First Floor

## Landing

## Bedroom One

10' 11" Max x 12' Max ( 3.33m Max x 3.66m Max )

## En-Suite

## Bedroom Two

12' Max x 11' Max ( 3.66m Max x 3.35m Max )

## Bedroom Three

11' 10" Max x 7' 11" Max ( 3.61m Max x 2.41m Max )

## Family Bathroom

## Outside

## Front Garden

## Rear Garden

## Garage

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

## Office/Studio

7' 9" Max x 11' 8" Max ( 2.36m Max x 3.56m Max )



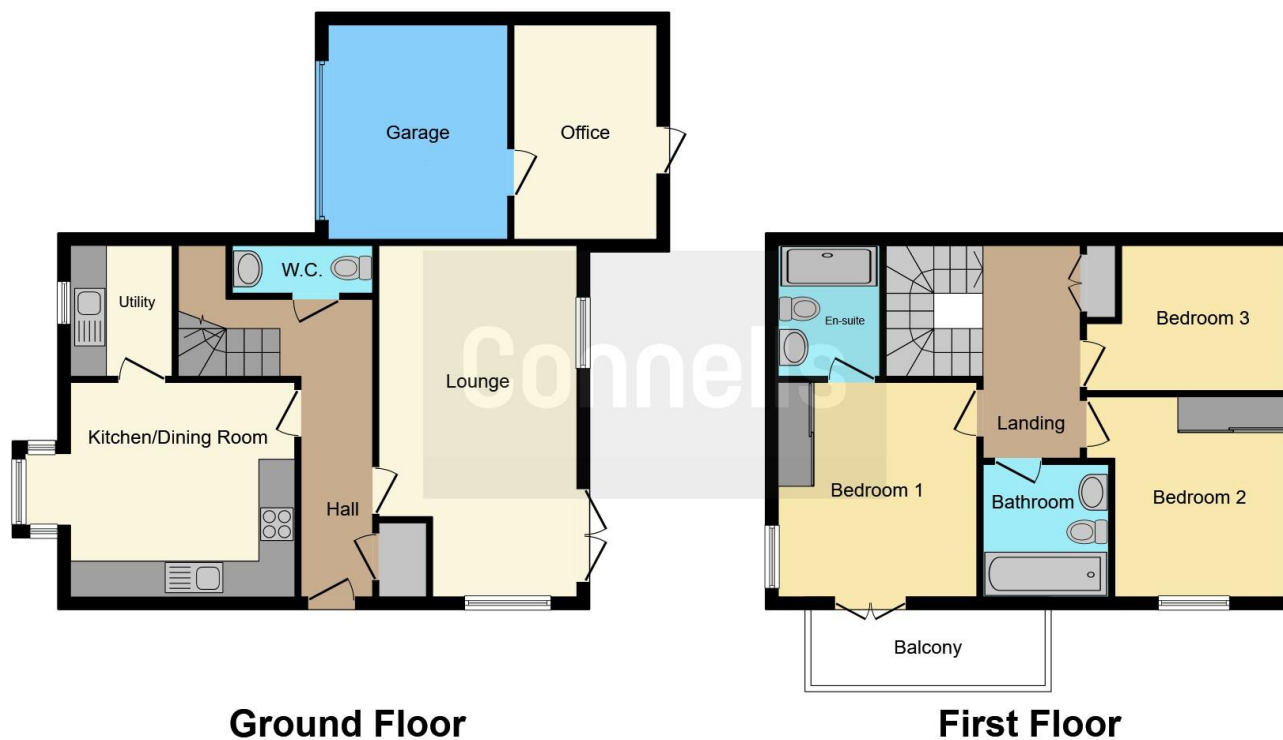












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWL406321](http://connells.co.uk/Property/TWL406321)**



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