



Auckland Road
Tunbridge Wells TN1 2HX

for sale offers in excess of
£300,000



Property Description

Tucked away in the heart of Tunbridge Wells, this delightful two-bedroom Victorian home perfectly blends classic charm with modern comforts.

Upon entering, you're welcomed by entrance porch leading to the lounge. The inviting lounge features fireplace and a airy feel throughout. The spacious kitchen/breakfast room is perfect for both cooking and dining, offering plenty of room to entertain. A convenient downstairs bathroom.

Upstairs, the property offers two spacious bedrooms and ample scope to convert the loft into a room (subject to relevant planning permissions)

Outside, the rear garden is a peaceful retreat, with a lovely decked area for al fresco dining or simply relaxing in a quiet, tranquil setting. A large pergola and sheltered area perfect to enjoy all year round.

This charming home is a fantastic opportunity for first-time buyers, those looking to downsize, or a savvy investor.

Ground Floor

Entrance Porch

Lounge

10' 9" Max x 10' 9" Max (3.28m Max x 3.28m Max)

Kitchen/Dining Room

10' 8" Max x 10' 9" Max (3.25m Max x 3.28m Max)

Bathroom

First Floor

Landing

Bedroom One

10' 9" Max x 10' 9" Max (3.28m Max x 3.28m Max)

Bedroom Two

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.









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: C Council Tax
 Band: C

Tenure: Freehold

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