



Connells

Auckland Road
Tunbridge Wells

Auckland Road Tunbridge Wells TN1 2HS

for sale offers in excess of
£400,000



Property Description

Nestled in a sought-after location, this delightful two-bedroom end-of-terrace Victorian home beautifully combines period character with modern comforts.

Step inside to a welcoming entrance hall, the perfect spot to leave coats and boots after a winter stroll. The inviting lounge boasts a stunning log burner, underfloor heating, and bespoke cabinetry—creating a cosy yet stylish living space. The generous kitchen/breakfast room offers ample space for cooking, dining, and entertaining, while a well-appointed downstairs bathroom also with underfloor heating completes the ground floor.

Upstairs, benefits from two double bedrooms, ideal for rest and relaxation.

Outside, the rear garden provides a peaceful retreat, featuring a charming patio for al fresco dining and a shingled section that adds texture and interest. A large wooden shed offers excellent storage and space for hobbies or DIY projects.

This characterful home is an excellent opportunity for first-time buyers, downsizers, or investors seeking a property with both charm and practicality.



Ground Floor

Entrance Hall

Lounge

11' 6" x 11' (3.51m x 3.35m)

Kitchen/Dining Area

10' 11" x 10' 7" (3.33m x 3.23m)

Bathroom

First Floor

Landing

Bedroom One

11' 6" x 10' 11" (3.51m x 3.33m)

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Outside

Front Garden

Rear Garden

Location

The St. James area of Tunbridge Wells offers a charming, close-knit community, where quiet, tree-lined streets are typically free from traffic outside the neighborhood. This peaceful setting is complemented by easy access to local amenities and green spaces, making it an ideal location for those seeking both tranquility and convenience.

Within walking distance, you'll find the popular Grosvenor & Hilbert Park and Dunorlan Park, both offering a lively mix of community events and outdoor activities. Whether you're looking for a relaxing stroll or to enjoy one of the parks' many events, there's always something to enjoy.

Camden Road, which leads directly into the town center, offers a range of independent shops, cafes, bars, and renowned restaurants, providing plenty of options for dining and leisure. The area is also well connected, with the property situated between Tunbridge Wells' two mainline railway stations, offering frequent services to both London and the South Coast.

For families, Tunbridge Wells is known for its excellent range of educational facilities, from primary and secondary schools to independent and grammar schools, all within easy reach. With a perfect mix of peaceful living, convenient transport links, and access to top schools, this area truly offers the best of both worlds.









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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T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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