



37 Dudley Road, Tunbridge Wells, Kent TN1 1LE

Guide Price £850,000 Freehold

When experience counts...

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**bracketts**

A superb Victorian town house, brimful of character features in a prime central location within walking distance of the town's principal amenities to include The Common, Royal Victoria Place and main line railway station. The accommodation affords the flexibility of use and attractively blends period features, fireplaces, moulded skirtings, picture rails, and ceilings with contemporary kitchen and sanitary fittings. Centrally heated the accommodation is currently utilised as follows; generous hallway, open plan dining/reception room with fireplace, superb fitted kitchen with quartz worktops and quality appliances to include Miele full height fridge, integrated dishwasher and rangemaster cooker, a central island incorporates a drinks fridge beneath, there are skylights and doors to the rear garden, making this a bright and appealing space with assorted lighting options and underfloor heating. The cellar presently doubles as a gym and laundry area. Upstairs over two floors there are four double bedrooms and a recently installed bathroom with high quality fittings in a generous space that accommodates a curved bath and a large separate shower cubicle and a tiled floor with underfloor heating. To the rear of the property there is an enclosed courtyard garden, paved with outside lights and an outside tap and a useful pedestrian access to the rear for dustbins etc. Internal viewing recommended.

- Characterful Victorian town house
- Easy striking distance of the town's amenities
- Flexible accommodation – 1,616 sq ft (150.1 sq m)
- Blend of character features & contemporary fittings
- 4 bedrooms
- Spacious bathroom and WC
- Open plan living space
- Superb fitted kitchen with integrated appliances
- Enclosed rear courtyard
- Gas central heating





### **LOCATION:**

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

### **Additional Information:**

Council Tax Band: E

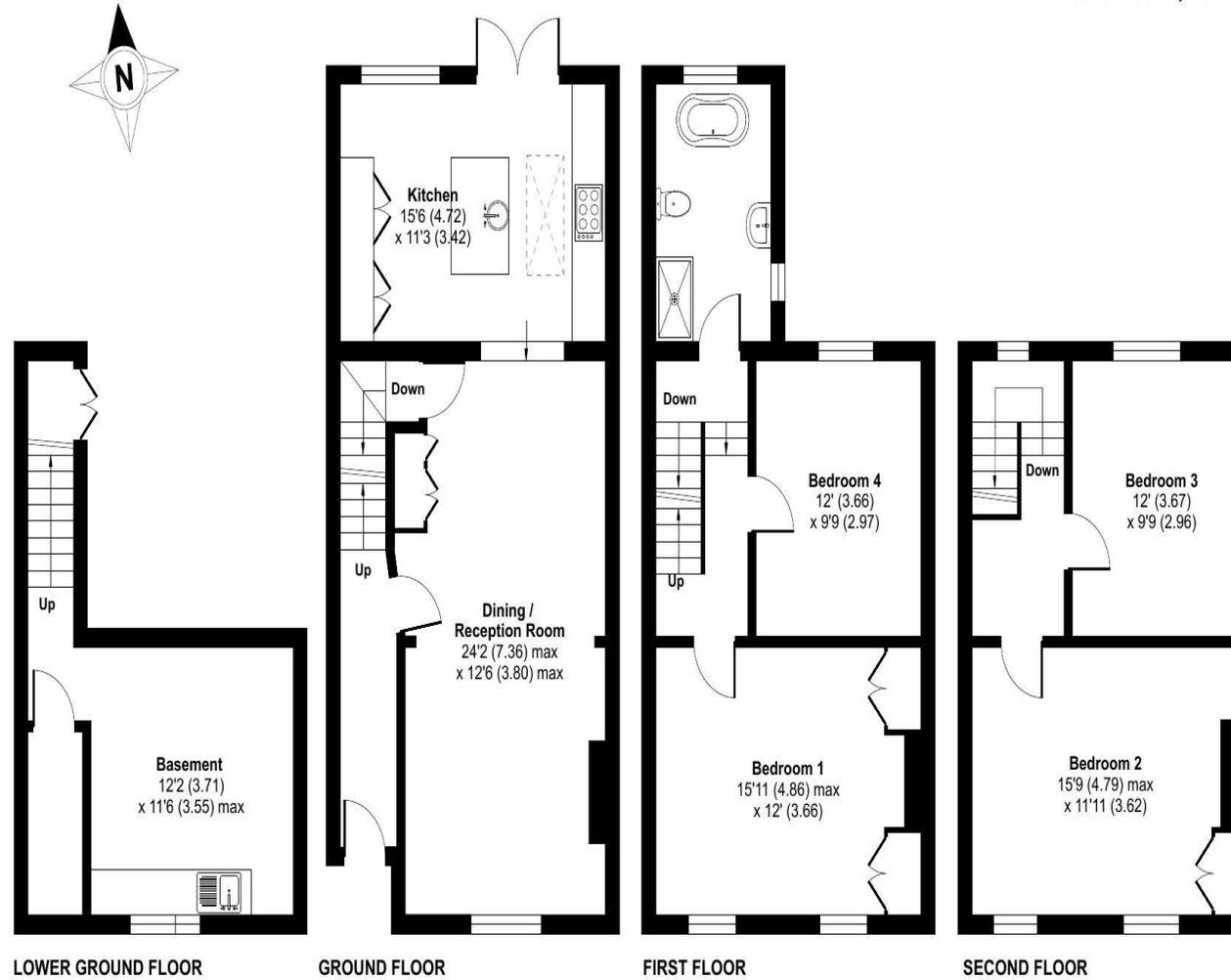


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# Dudley Road, Tunbridge Wells, TN1

Approximate Area = 1616 sq ft / 150.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2025. Produced for Bracketts llp. REF: 1280312

