



10 Halls Hole Road, Tunbridge Wells, Kent TN2 4UA

Guide Price £400,000 - £425,000 Freehold

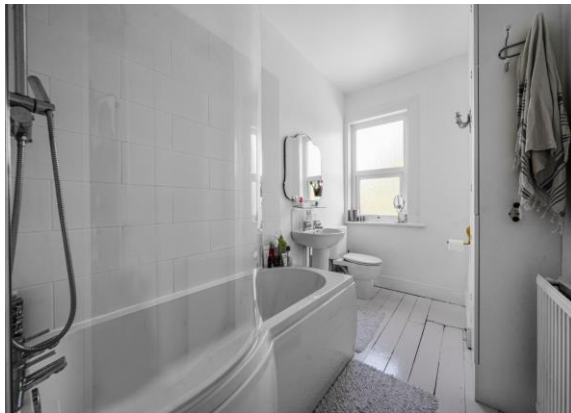
When experience counts...

est. 1828
bracketts

GUIDE PRICE £400,000 - £425,000. Bracketts is delighted to offer for sale this charming two-bedroom semi-detached cottage. Located just a moment's walk to countryside footpaths and bridleways, yet close to Tunbridge Wells town centre, this property offers the best of both worlds! The accommodation includes an entrance to the sitting room with a bay window, a dining room, a kitchen, two bedrooms, and a family bathroom. Outside, there is a good-sized private rear garden, a driveway at the front, and the property overlooks allotments. The house is very well presented throughout, featuring a brand new front door, double glazing, gas central heating, and character features including fireplaces. We strongly recommend booking a viewing. There is no forward chain!

- SEMI DETACHED HOUSE
- TWO BEDROOMS
- MODERN KITCHEN AND BATHROOM
- GOOD SIZE REAR GARDEN
- DRIVEWAY TO FRONT
- OVERLOOKING ALLOTMENTS TO FRONT
- IMMEDIATELY ACCESSIBLE TO COUNRTYSIDE
- NO FORWARD CHAIN





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:

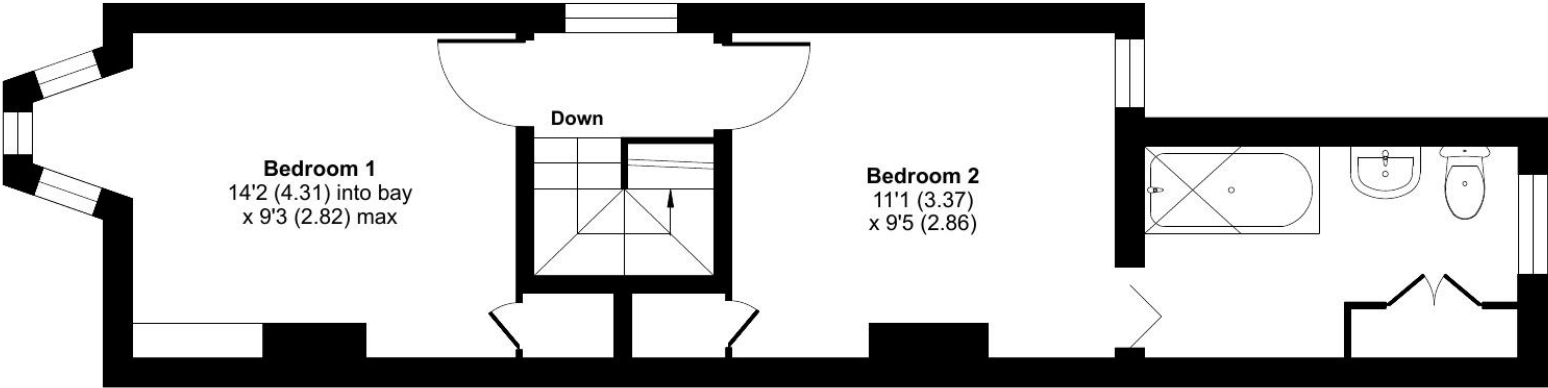
Council Tax Band: D



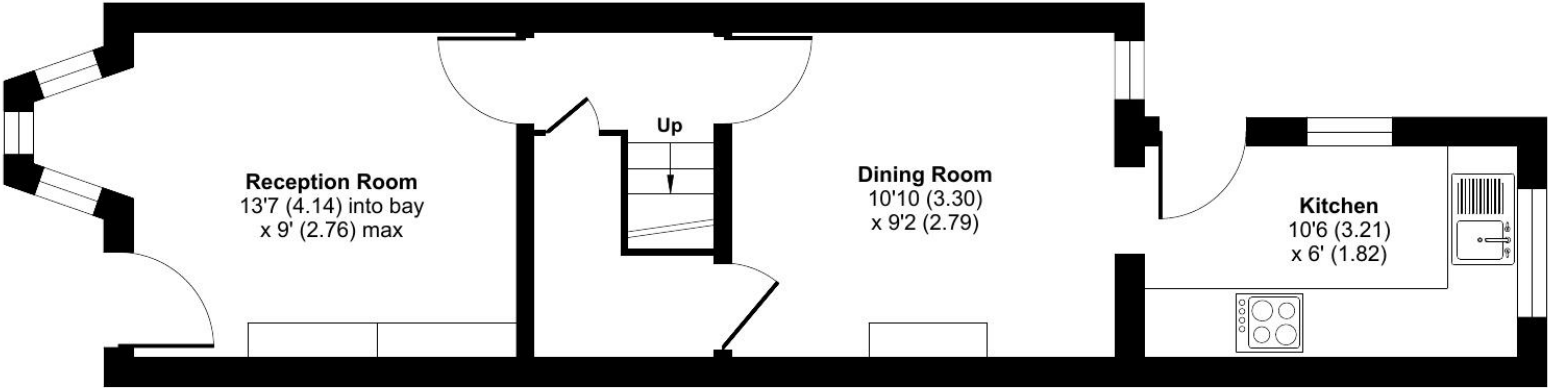
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Halls Hole Road, Tunbridge Wells, TN2

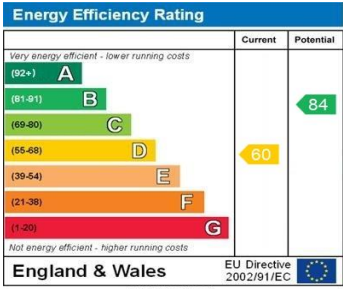
Approximate Area = 660 sq ft / 61.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Bracketts llp. REF: 1295620

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