



46 Glenmore Park, Tunbridge Wells, Kent, TN2 5NZ

Guide Price £710,000 - £725,000 Freehold

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bracketts

Situated at the end of a cul-de-sac just off Broadwater Down, this attractive split-level detached home is located in a sought-after residential area on the popular south side of Tunbridge Wells. The property is offered to the market in excellent decorative order, having been thoughtfully updated by the current owners. Improvements include a new kitchen, bathroom, and en-suite, as well as complete redecoration throughout. The spacious living room has been extended to include a conservatory-style area—an ideal space for dining or entertaining—while the charming garden is arranged over several levels, with a generous lawn, mature shrubs, and colourful perennials, all enjoying views to the horizon. Additional benefits include off-street parking on a block-paved driveway and an integral garage. (It is noted that a neighbouring property of a similar style has converted their garage, subject to any necessary permissions.) An early viewing is highly recommended.

- Favoured South Side of town
- Cul de Sac location
- Detached, split level house
- 14 x 17 Reception Room
- Conservatory
- Kitchen / Breakfast Room
- Downstairs Cloakroom
- First Floor Bathroom + Ensuite Shower-room
- Gardens with views
- Parking and Integral Garage





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.

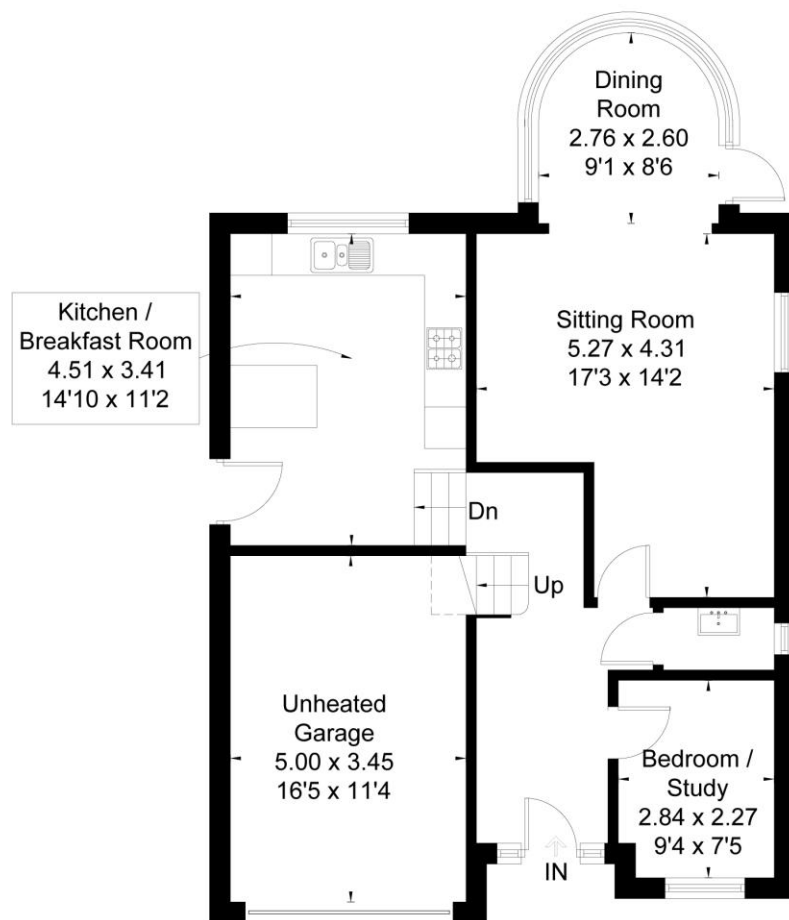
Additional Information:

Council Tax Band: F



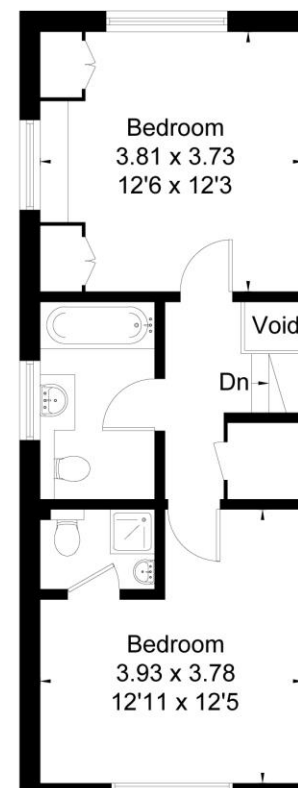
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Approximate Floor Area = 103.1 sq m / 1110 sq ft
 Garage = 17.0 sq m / 183 sq ft
 Total = 120.1 sq m / 1293 sq ft (Excluding Shed)

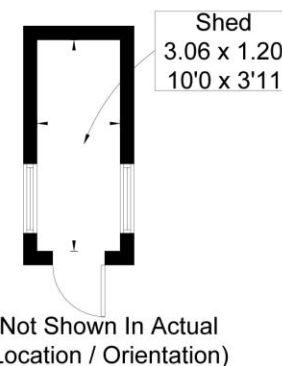


Ground Floor

[] = Reduced head height below 1.5m



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94726

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