



Willow Walk Tunbridge Wells TN2 3JZ

for sale offers in excess of
£365,000



Property Description

This delightful semi-detached home is filled with warmth and natural light, featuring a bright and welcoming living room that flows effortlessly into a conservatory overlooking the garden. The beautifully appointed kitchen blends contemporary style with everyday practicality.

Upstairs, two generously sized bedrooms provide a peaceful retreat, complemented by a tastefully finished modern bathroom. With air-conditioning within one bedroom and the living room, permeating through the entire floor. A versatile outbuilding offers excellent potential as a home office, studio or additional storage.

Outside, the enchanting multi-level garden creates a private haven - perfect for quiet moments or entertaining.

Occupying a desirable corner plot, the property also presents exciting scope to extend (subject to planning), along with ample off-road parking.

Nestled within a quiet and sought-after location, close to amenities, schools and transport links, this is a truly lovely home in the heart of Tunbridge Wells.

Ground Floor

Entrance Hall

Lounge

Kitchen

Conservatory

First Floor

Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Front Garden

Driveway

Rear Garden

Outbuilding

Additional Upgrades

- Daikin Air Conditioning (Both Hot & Cold) Within Bedroom One & Living Room, permeating through the entire floor
- Integrated Four Ring Gas Hob
- Wine Fridge
- Integrated Double Oven
- Integrated Dishwasher

Location

This property benefits from a highly convenient location on the north side of Tunbridge Wells, just approximately 0.8 miles from High Brooms station, making it an ideal choice for commuters heading to London Bridge or Cannon Street. Situated on a cul-de-sac, the home offers a peaceful setting with easy access to scenic forest walks and local parks, perfect for families and outdoor enthusiasts alike.

The vibrant town centre of Royal Tunbridge Wells is approximately 1.5 miles away, offering a wide range of shopping, dining, and cultural experiences. Royal Victoria Place Shopping Mall and the Calverley Road precinct feature an array of high street retailers, while the southern part of the town boasts Tunbridge Wells mainline station, the charming old High Street with its independent boutiques, and the iconic Pantiles-a historic area famed for its pavement cafés and bars.

For everyday convenience, the North Farm Retail and Leisure Park is within approximately half a mile, home to major retailers like Marks & Spencer and Asda, a private gym, and a ten-pin bowling centre. The A21 is just approximately a 5-minute

drive away, providing excellent transport links for those traveling further afield.

Families will appreciate the proximity to Skinners' Kent Primary School, less than a mile away, while Tunbridge Wells Hospital is approximately under 2 miles away, offering added peace of mind.

This location strikes the perfect balance between tranquillity and connectivity, providing easy access to both the town's amenities and the surrounding natural beauty, making it an ideal place to call home.

Agents Note

We are advised the property is of timber frame construction. Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 79.6 m² (856 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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

5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406871



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL406871 - 0011