



Connells

Chestnut Avenue
Tunbridge Wells

Chestnut Avenue Tunbridge Wells TN4 0BU

for sale offers in excess of
£650,000



Property Description

This detached brick-built residence, set beneath a traditional tiled roof, occupies a position within a well-established and mature setting. Although well maintained, the property now offers clear potential for general updating and modernisation.

The ground floor accommodation comprises: porch, entrance hall, a spacious living room featuring a characterful bay window, a separate dining room, fitted kitchen, conservatory overlooking the rear garden, and a downstairs cloakroom.

The layout offers flexibility and scope for reconfiguration, subject to individual needs.

To the first floor, a central landing provides access to three bedrooms, including two generous double bedrooms and a third single bedroom, along with a bathroom and a separate W.C. The second floor provides a loft room, offering useful additional space suitable for a variety of uses such as a home office or guest room.

Externally, the property benefits from a mature, south facing rear garden extending to approximately 160 ft, comprising two areas, the first, closest to the rear of the property is predominantly laid to lawn and interspersed with shrubs and hedging. The second area beyond includes two greenhouses, a shed and a small shed and has been used in the past to grow a variety of plants, fruits and vegetables. The range of useful outbuildings also includes a Workshop located within the garage with access via the Garage or from the rear garden). To the front, a gated driveway provides off-road parking.

Ground Floor

Entrance Hall

Lounge

Dining Room

Kitchen

Conservatory

Downstairs Cloakroom

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Additional Cloakroom

Loft

Restricted head height

Outside

Front Garden

Driveway

Rear Garden

Garage

Workshop

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

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 176.1 m² (1,895 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

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406793



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.

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