



Connells

Clifton Road  
Tunbridge Wells



## Property Description

Nestled in a prime central location, this beautifully presented three-bedroom character home seamlessly combines period charm with modern luxury. Recently refurbished to a high standard, the property has been thoughtfully updated throughout, making it ideal for growing families or professionals seeking a long-term home with excellent transport links to London and a wealth of local amenities close by.

The accommodation comprises an entrance hall, a welcoming lounge, and a dining room with a useful understairs storage cupboard. The impressive dual-aspect kitchen/breakfast room features a range of high-end appliances along with a stylish breakfast bar and underfloor heating, perfect for everyday living and entertaining.

Upstairs, there are three generously sized bedrooms and a contemporary family bathroom complete with underfloor heating.

Externally, the landscaped multi-level West facing rear garden is a true standout feature. Designed with both relaxation and entertaining in mind, it offers a patio area, shingle sections, three well-maintained lawned areas, and smart oak railway sleeper borders. The garden also enjoys a high degree of privacy, making it an ideal space for summer gatherings or peaceful mornings.

## Ground Floor

### Entrance Hall

### Lounge

### Dining Room

### Kitchen/Breakfast Room

## First Floor

### Landing

### Bedroom One

### Bedroom Two

### Bedroom Three

### Bathroom

## Outside

### Rear Garden

## Additional Upgrades

- Worcester Bosch Boiler - Five Year Warranty Parts & Labour
- Dishwasher, Fridge Freezer, Washing Machine - Three Year Warranty
- AEG Oven & Induction Hob - Two Year Warranty
- Oak Work Surfaces
- Electrical Warm Up Pro Wire Underfloor Heating - Three Year Warranty
- Wood Effect Laminate Flooring Within Entrance Hall, Lounge & Dining Room
- Sash Windows Throughout
- Brand New Carpet Within Stairs, Landing, Bedroom One, Bedroom Two, Bedroom Three

## 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.

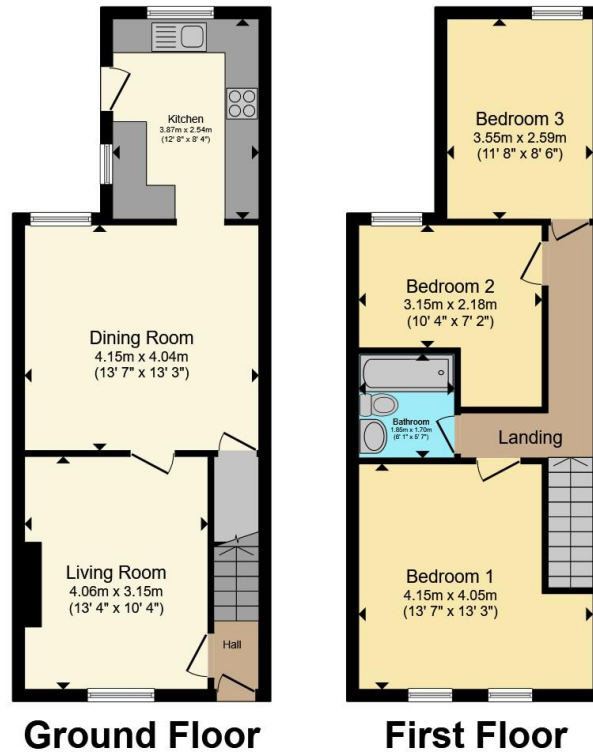
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts 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.









Total floor area 87.2 m<sup>2</sup> (939 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: TWL406179 - 0004