



**Connells**

Greggs Wood Road  
Tunbridge Wells



### Property Description

This beautifully presented and spacious family home offers the perfect blend of comfort, convenience, and charm. Ideally located for families seeking excellent local schools, it also provides easy access to London via fast and frequent train services from nearby Tunbridge Wells and High Brooms stations—reaching London Bridge, Waterloo East, Cannon Street, and Charing Cross in under an hour.

Upon entering, you're welcomed by a light and airy hallway that sets the tone for the rest of the property. The ground floor features a generous lounge complete with a handsome wood burner, perfect for cosy evenings. A separate dining room leads seamlessly into a bright sunroom, ideal for relaxing or entertaining. The open-plan kitchen is well-equipped and adjoins a practical utility area leading to the garage.

Upstairs, the first floor boasts four spacious double bedrooms and a comfortable single, providing ample room for a growing family. Off the landing, you'll find a family bathroom and a separate cloakroom for added convenience.

Outside, the property benefits from a large front driveway with space for two vehicles.

To the rear, a well-maintained garden offers a generous space for outdoor entertaining, play, or peaceful retreat.

### Ground Floor

#### Entrance Hall

#### Lounge

13' x 11' 4" ( 3.96m x 3.45m )

#### Kitchen

8' 4" x 9' 8" ( 2.54m x 2.95m )

#### Dining Room

8' 7" x 9' 7" ( 2.62m x 2.92m )

#### Utility Room

8' 1" x 6' 5" ( 2.46m x 1.96m )

#### Sun Room

9' 6" x 14' 8" ( 2.90m x 4.47m )

### First Floor

#### Landing

#### Bedroom One

13' 4" x 11' 2" ( 4.06m x 3.40m )

#### Bedroom Two

9' 1" x 9' 10" ( 2.77m x 3.00m )

#### Bedroom Three

9' 6" x 8' 2" ( 2.90m x 2.49m )

#### Bedroom Four

8' x 11' 6" ( 2.44m x 3.51m )

L-Shaped

#### Bedroom Five

7' 6" x 7' 7" ( 2.29m x 2.31m )

#### Bathroom

## Cloakroom

## Outside

## Driveway

## Front Garden

## Rear Garden

## 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

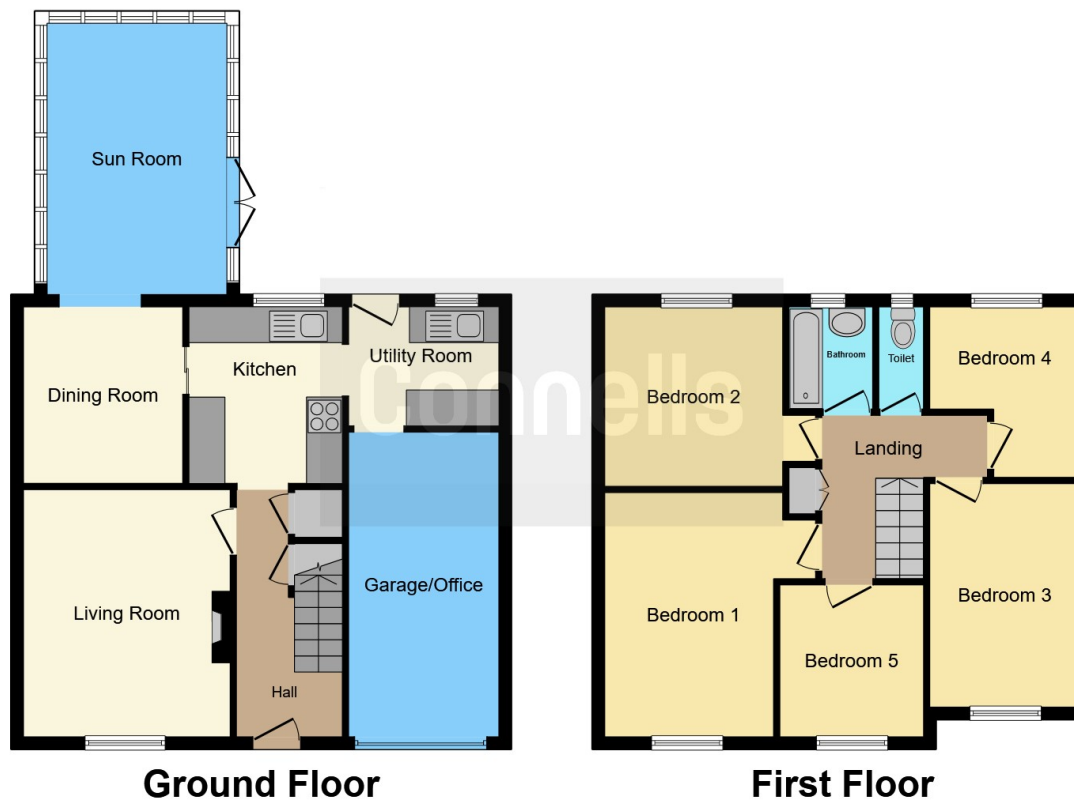
of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

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.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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