

# 13 Clarendon Gardens, Tunbridge Wells





# 13 Clarendon Gardens, Tunbridge Wells TN2 5LA

*Bright 4-bedroom house with garage and off-street parking in popular location*

## **Accommodation Summary**

- Detached house (built 1970s)
  - 4 bedrooms
  - Living room
  - Dining room
    - Kitchen
  - Utility cupboard
- Shower room and ground floor cloakroom
  - Integral garage and driveway
    - South facing garden
    - Chain free



**Tel: 01892 514 189**

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic house sits on a popular road on the south side of town, a short walk to the historic Pantiles and the mainline station.

Its neo Georgian style architecture with its columned porch and decorative balcony above delivers plenty of kerb appeal.

It is set back from the quiet road by an area of lawn and a driveway with parking for several cars that fronts the integral garage sitting neatly to the side.

The entrance hallway, with a useful guest cloakroom and under stair cupboard to keep the space clutter free, links rooms on all sides.

The living room to the right is a generous size, its two windows, one a bay, brightening the space which has ample room for sofas and furniture. Its internal glazed doors to the rear can lie open into the dining room making it a very social space, ideal for family life and entertaining.

Behind, the dining room, which is conveniently placed next to the kitchen, has French doors that open onto the terrace delivering garden views as you dine.

The bright kitchen with a sink placed under the window, has plenty of streamlined cupboards, top and bottom, countertops and an integrated oven and fridge. There is space and plumbing for additional appliances, an open larder cupboard and access into the hallway to the rear and the internal lobby to the side with a utility cupboard, and the integral garage to the front.

Climbing the stairs to the first floor there are four bedrooms, three of which are doubles, and three also benefit from fitted wardrobes.

The third bedroom to the front, currently set up as a home office, has a glazed door that opens onto a sit on balcony.

A shower room completes the floor.

Outside the garden is laid mainly to lawn with a paved terrace perfect for summer dining next to the house. High perimeter hedging and mature planting line the perimeters and it is fully fenced and enclosed offering a safe sanctuary for children and pets. There is gated side access to the driveway and street beyond, and the garage delivers great storage space but is also an opportunity for development.

This fantastic house enjoys open countryside on its doorstep whilst being a stone's throw from easy access to fast rail connections to central London and the vibrant café culture of the Pantiles. It is also in the catchment area for many of the first-class schools on its doorstep, including the prestigious Tunbridge Wells grammar schools, making it the perfect home for families with professional needs.

It is also a dream project to create your own vision and add value in the future. A must see!





**Living Room:** front aspect double glazed bay window, front aspect double glazed window, fireplace with wooden mantelpiece, marble surround and hearth, electric fire insert, radiators, rear aspect internal opaque glazed doors leading into:

**Dining Room:** rear aspect double glazed window, rear aspect French doors opening onto the terrace and garden beyond, radiator, side aspect opaque glazed sliding door leading into:

**Kitchen:** rear aspect double glazed window, integrated oven, extractor hood, integrated fridge, 1 ¼ stainless steel sink with drainer and mixer tap over, space and plumbing for appliances, eye and base level cupboards, open shelves, countertops, open larder cupboard with shelf and electricity, tiled splashback, tile effect flooring, radiator.

**Lobby:** rear aspect glazed door opening into the garden.

**Utility Cupboard:** stacking space for appliances, wall hung Worcester boiler (less than 2 years old), electricity.

**Integral Garage:** front aspect up and over door, side aspect opaque window, rear aspect part glazed door leading into inner lobby, lighting, electricity.

**Bedroom 1:** front aspect double glazed windows, fitted wardrobes with hanging rails, shelves and cupboards above, radiator.

**Bedroom 2:** rear aspect double glazed window, shower cubicle with wall mounted shower, vanity unit with wash hand basin over and cupboard under, fitted sliding door wardrobe with hanging rail and shelf, open recess, radiator.

**Bedroom 3:** front aspect double glazed windows, front aspect glazed door opening onto enclosed sit on balcony, radiator.

**Bedroom 4:** rear aspect double glazed window, fitted wardrobes with hanging rails, shelves and cupboards above, radiator.

**Shower Room:** rear aspect opaque double glazed window, shower enclosure with Mira shower attachment, pedestal wash hand basin with mixer tap, low level WC, open shelves, part tiled walls, tile effect flooring, radiator.

**General:**

Tenure: Freehold

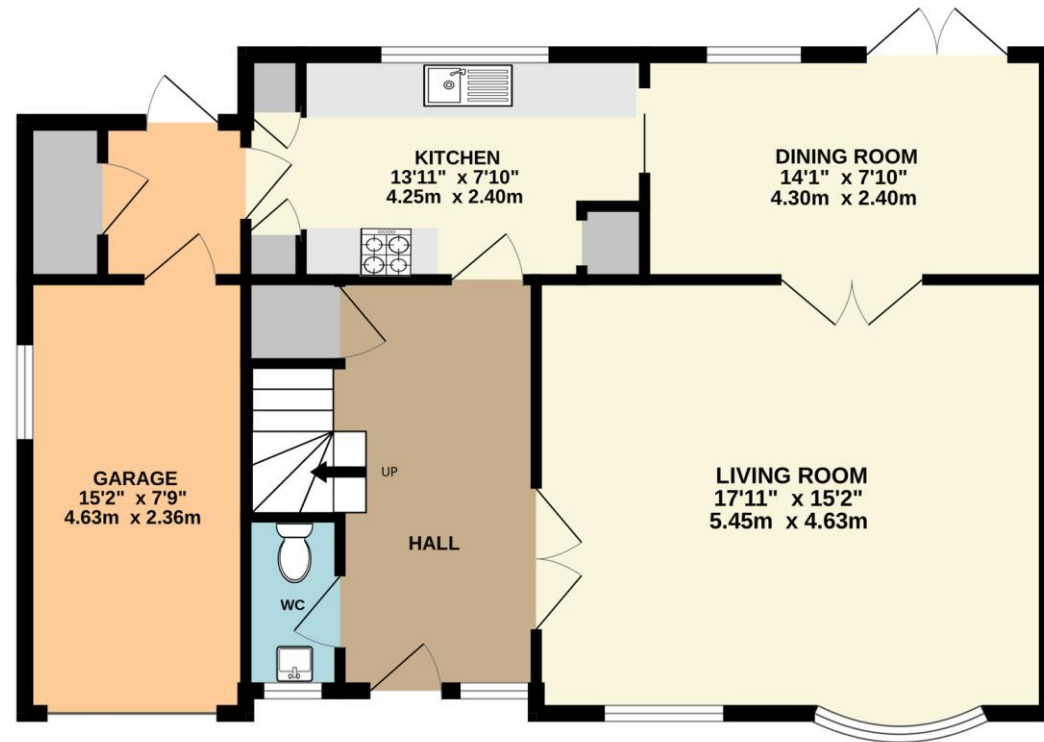
Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,390.00)

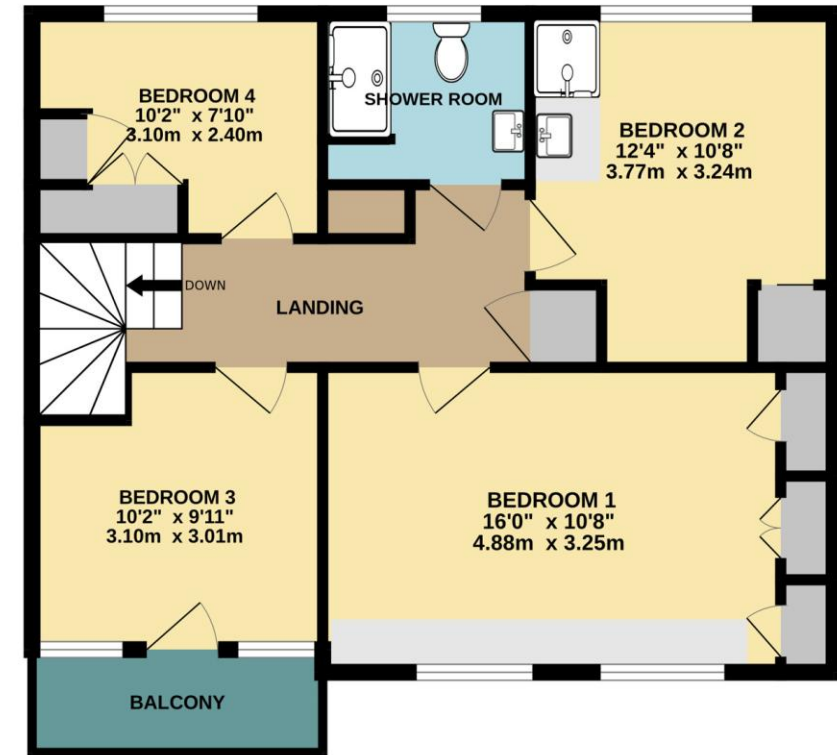
EPC: C (72)



**GROUND FLOOR**  
802 sq.ft. (74.5 sq.m.) approx.



**1ST FLOOR**  
639 sq.ft. (59.4 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 1,321 SQ.FT / 123 SQ.M

**TOTAL FLOOR AREA : 1441 sq.ft. (133.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	



**Area Information: Tunbridge Wells**

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as The Mead School, Broadwater Down and St Marks Primary Schools sit alongside the highly regarded and sought after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Hargate Forest, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Tunbridge Wells Rugby Football Club, Nevill Cricket Ground, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells (0.8 miles away) and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak periods there are up to four trains an hour to London Charing Cross, in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



