



Connells

Scotts Way
TUNBRIDGE WELLS

Scotts Way TUNBRIDGE WELLS TN2 5RG

for sale offers in excess of
£500,000



Property Description

Nestled within a peaceful cul-de-sac, this beautifully presented three-bedroom semi-detached home offers an abundance of space and versatility, making it the perfect setting for modern family life.

Arranged over three floors, the property combines practical living with a warm and welcoming atmosphere throughout.

A bright entrance hall leads to a generous lounge featuring a charming fireplace, creating a wonderful space to relax and unwind. A study area and additional reception room provide flexibility for home working, family living or entertaining.

The true heart of the home can be found on the lower ground floor, where a superb kitchen/dining room offers an exceptional space for everyday family life and social occasions alike. This level also benefits from a hallway including utility area, shower room and excellent storage facilities.

Upstairs, there are three well-proportioned bedrooms, alongside a stylish family bathroom.

Outside, the delightful rear garden enjoys a patio for al fresco entertaining, a lawn for children to play, and an attractive feature pond.

A raised decked terrace provides the perfect spot to enjoy a morning coffee while overlooking the garden.

Further benefits include a private driveway and garage, completing this fantastic family home.

Ground Floor

Porch

Entrance Hall

Lounge

Study

Additional Reception Room

Lower Ground Floor

Hallway/Utility Area

Kitchen/Dining Room

Shower Room

Second Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Rear Garden

Store

Front Garden

Driveway

Garage

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.





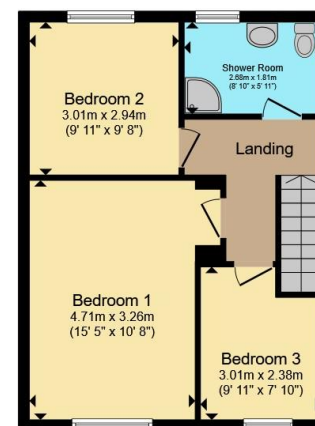




Lower Ground Floor



Ground Floor



First Floor

Total floor area 152.0 m² (1,636 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: E

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406963



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