





## Property Description

Sympathetically designed within flawless attention to details and built in 2017 and recently refreshed throughout, this contemporary property offers a high-quality finish with thoughtful upgrades that set it apart. Designed with modern living in mind, the home features clean lines, practical touches, and a calm, neutral décor that creates a welcoming and move-in-ready environment.

Subtle enhancements include recessed TV areas with hidden cabling for a sleek, uncluttered look, built-in ceiling speakers in the living room for a seamless audio experience, and well-placed exterior lighting and outdoor power points to make the most of the garden space.

The ground floor comprises a bright entrance hall with a cleverly integrated wooden under-stairs bed for pets, a cloakroom, a well-designed kitchen/breakfast room, and a spacious living room with French doors opening directly to the low-maintenance rear garden-perfect for relaxed outdoor living.

Upstairs, the property offers two double bedrooms, one with a fitted triple wardrobe, and a modern bathroom complete with a shower over the bath.

Externally, the property benefits from side and rear access, a fully paved rear garden with a garden shed, and parking for two cars on the private driveway, plus an additional allocated space opposite the home.

## Ground Floor

### Entrance Hall

### Cloakroom

### Kitchen/Dining Room

15' 10" Max x 7' 10" Max ( 4.83m Max x 2.39m Max )

### Lounge

14' 10" Max x 10' 10" Max ( 4.52m Max x 3.30m Max )

## First Floor

### Bedroom One

13' 7" Max x 9' 6" Max ( 4.14m Max x 2.90m Max )

### Bedroom Two

15' 6" Max x 9' 11" Max ( 4.72m Max x 3.02m Max )

### Bathroom

### Outside

### Driveway

### 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.

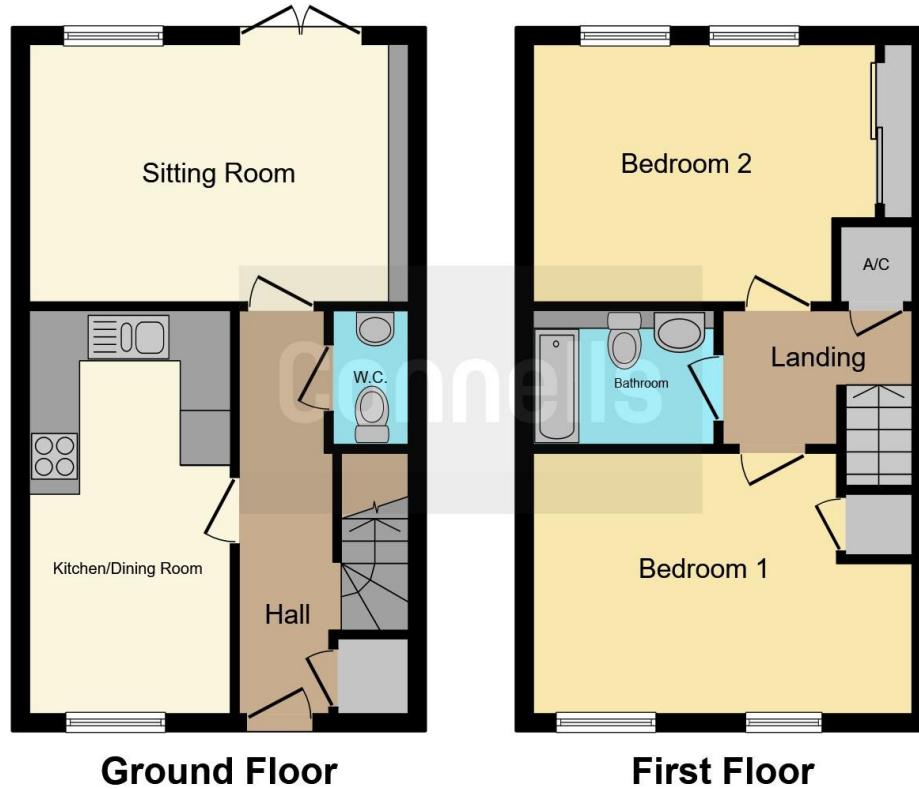
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts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









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5 Vale Road  
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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

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