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 **KMJProperty**
Your local independent Estate Agent

Newlands Rise, Tunbridge Wells

Guide Price £800,000

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CHAIN FREE

The property further benefits from a scope for modernisation, improvement, and potential extension, subject to the necessary planning permissions and building regulations, making it an exciting opportunity for buyers looking to create their ideal family home.

Approaching the property, you are welcomed by a driveway providing off-road parking, alongside an enclosed front garden and a garage, offering excellent practicality and kerb appeal.

Stepping inside, you enter a useful porch area, ideal for storing coats and shoes, which leads through to a spacious entrance hallway providing access to all principal ground-floor accommodation.

The living room is positioned to the front of the property and enjoys a large bay window, flooding the room with natural light and creating a bright and inviting atmosphere. A feature fireplace provides an attractive focal point and adds warmth and character to the space.

Moving through to the kitchen, you will find an abundance of wall and base units, generous worktop space, integrated appliances, and a tiled splashback. Conveniently located off the kitchen is a useful downstairs WC, ideal for guests. This area also provides access to the rear garden, with a door leading around to the front of the property.

Adjacent to the kitchen is a further reception room, offering excellent versatility to suit a variety of lifestyles. Whether used as a main lounge, snug, home office, or formal dining room, this welcoming space features a fireplace and sliding bi-fold doors opening onto the rear garden. These doors create a seamless connection between the indoor and outdoor spaces while allowing plenty of natural light to flow through.

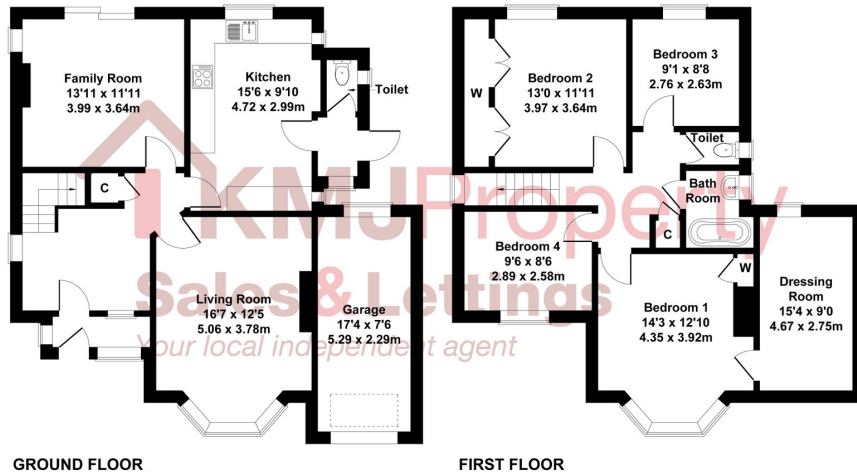
To the first floor, the property offers four bedrooms, comprising two doubles and two singles. All bedrooms benefit from windows providing natural light, while Bedrooms One and Two feature built-in storage cupboards. Bedroom One also enjoys an additional adjoining room, offering fantastic potential as a dressing room, walk-in wardrobe, home office, or even the opportunity to create an en-suite bathroom, subject to any necessary consents.

Also located on this floor is the family bathroom and a separate WC. The bathroom is tiled throughout and fitted with a bath featuring an overhead



1 Newlands Rise, Tunbridge Wells, TN4 9AH

Approximate Gross Internal Area
1582 sq ft - 147 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

• CHAIN FREE

• 4 Bedrooms

• 2 Reception Rooms

• Garage

• EPC- E

• Detached

• Downstairs WC

• Potential to extend and develop

• Driveway

• Council Tax Band- F



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
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BRITISH
PROPERTY
AWARDS

2022

★★★★★

GOLD WINNER

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