



**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY



# 42 Cavendish Drive

Tunbridge Wells, TN2 5DX

Beautifully extended and thoughtfully renovated, this stylish four-bedroom semi-detached chalet style house enjoys a prime Tunbridge Wells setting just moments from Claremont Primary School and the town centre. Filled with natural light and finished in calming tones, it offers versatile accommodation, a private south west facing garden oasis and a superb versatile garden studio.

Tenure: Freehold

Council Tax Band: D

Energy Efficiency Rating: C

- Beautifully Extended Four Bedroom Semi-Detached Chalet Style House
- Moments From Claremont Primary School
- Walking Distance To Tunbridge Wells Town Centre And Station
- Stylish Open Plan Kitchen, Dining And Sitting Room
- Flooded With Natural Light Throughout
- Contemporary Family Bathroom And Separate Shower Room
- Warm Wood Flooring And Calming Interior Colour Palette
- Versatile Garden Studio With Power And Insulation
- Private Rear Garden With Pergola And Raised Beds
- Driveway Parking For Two Vehicles





From the moment you step inside, there is a wonderful sense of light and space. The welcoming entrance hall, with its warm wood flooring and generous built-in storage, sets the tone for the rest of the house, where a calming palette of natural greens, soft whites and warm wood finishes creates an atmosphere that is both stylish and inviting.

At the heart of the home is an impressive open plan kitchen, dining and sitting room, designed with modern living in mind. Flooded with natural light from windows to the rear, sliding patio doors and two roof lantern windows above, this is a room that effortlessly adapts to family life, entertaining friends or simply relaxing at the end of the day.

The kitchen is fitted with a range of white wall and base units complemented by integrated appliances, including a dishwasher, electric oven and gas hob with extractor above. A useful larder cupboard provides additional storage, whilst the adjoining utility room offers excellent practicality, with space for laundry appliances together with a tall fridge and freezer, helping to keep the main living space effortlessly organised.

The dining area flows seamlessly into the stylish sitting room, creating a sociable living space with warm oak flooring underfoot and views across the garden beyond.

The accommodation is remarkably versatile. To the front of the property, the principal bedroom enjoys a large bay window with Venetian shutters and fitted wardrobes. A beautifully appointed family bathroom serves this floor, featuring a freestanding bath, separate walk-in shower and contemporary vanity unit.

The first floor offers three further bedrooms, all enjoying excellent natural light and useful eaves storage. These rooms are served by a modern shower room, making the layout ideal for families, guests or those seeking dedicated home office space.

Outside, the south west facing rear garden feels like a private oasis. A block paved terrace with pergola provides the perfect spot for outdoor dining, whilst the lawn and established raised beds create a peaceful backdrop throughout the seasons. Side access leads to the front of the property and there is a fabulous garden studio.

The fully insulated garden studio is a particularly attractive feature, offering exceptional versatility. With power, lighting and fitted storage, it would make an excellent home office, gym, or creative work studio.

To the front, the property is approached via a driveway providing off road parking for two vehicles in tandem, alongside a beautifully planted frontage with an impressive variety of mature shrubs that enhance the home's kerb appeal.

Cavendish Drive is one of Royal Tunbridge Wells' most sought-after residential roads, offering the perfect balance of peace and convenience. Situated on the favoured south side of town, the road is particularly popular with families thanks to its close proximity to excellent schools, beautiful green spaces and the town centre, all within easy walking distance.

A particular feature of this location is that directly opposite the property lies the entrance to the Julian Hewitt Playing Fields, a much-loved community space offering open green areas and a wonderful place for children to play, exercise or simply enjoy the outdoors.

Families are exceptionally well catered for. The highly regarded Claremont Primary School is approximately 0.2 miles away, making the school run a breeze. The area's renowned grammar schools are also within easy reach, including Tunbridge Wells Girls' Grammar School and The Skinners' School, both around 1.3 to 1.4 miles away, whilst Tunbridge Wells Grammar School for Boys is approximately 1.7 miles from the property.

For those considering independent education, The Mead School is approximately 0.6 miles away, Beechwood School around 1 mile and Rose Hill School approximately 1.4 miles distant, offering an excellent range of options for all ages.

Residents enjoy excellent access to everyday amenities. The town centre is around 0.5 miles away, with its wide selection of shops, cafés, restaurants and supermarkets, whilst the historic Pantiles, with its Georgian colonnade, boutique shops and vibrant café culture, is approximately 1 mile from the property.

The area is also wonderfully placed for enjoying Tunbridge Wells' much-loved green spaces. Dunorlan Park, with its boating lake and woodland walks, is around 0.7 miles away, whilst Calverley Grounds and Tunbridge Wells Common are both within easy reach, offering acres of open space to explore and enjoy.

Commuters are particularly well served. Tunbridge Wells mainline station is approximately 0.5 miles away, providing regular direct services to London Bridge, Charing Cross and Cannon Street in around 50 to 55 minutes. High Brooms station is approximately 1.4 miles away and the nearby A21 offers convenient access to the M25, Gatwick Airport and the south coast.

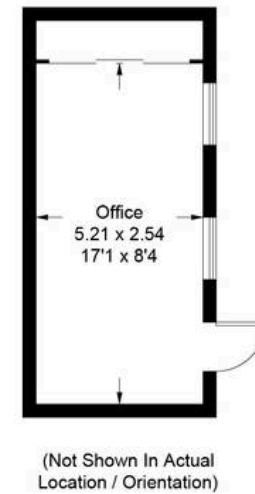
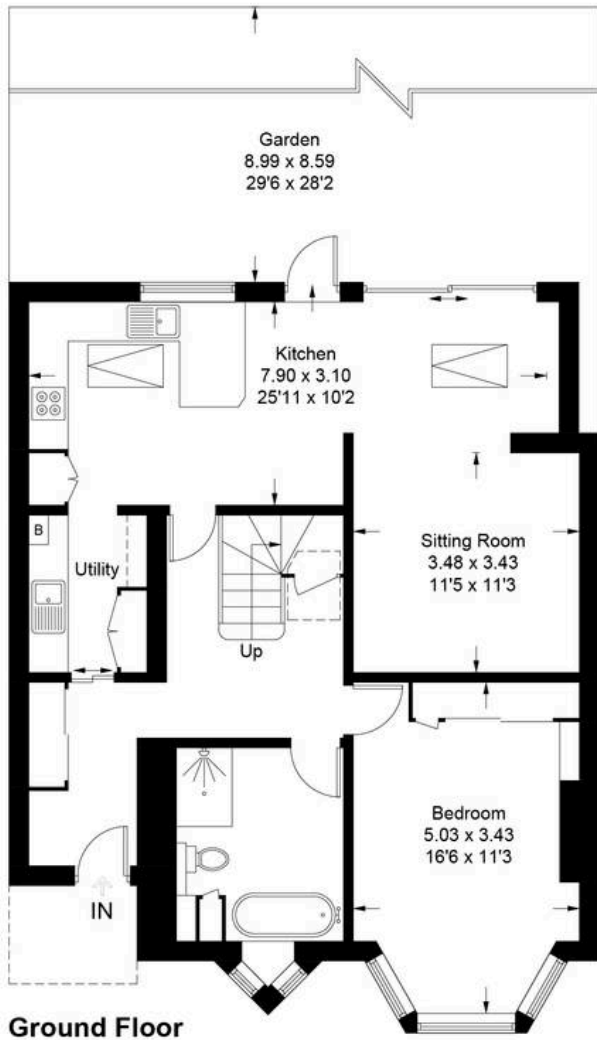
This is a location that truly offers the best of both worlds. A peaceful residential setting with some of the town's finest schools, beautiful parks and excellent transport links all close at hand.



Approximate Gross Internal Area = 121.5 sq m / 1308 sq ft  
 Outbuilding = 14.9 sq m / 160 sq ft  
 Total = 136.4 sq m / 1468 sq ft



 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1311859)

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# Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367 • [hello@kings-estates.co.uk](mailto:hello@kings-estates.co.uk) • [www.kings-estates.co.uk/](http://www.kings-estates.co.uk/)



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