



Connells

Stanley Road
Tunbridge Wells

Stanley Road Tunbridge Wells TN1 2RJ

for sale offers in excess of
£295,000



Property Description

Tucked away in the heart of Tunbridge Wells, this charming two-bedroom Victorian home beautifully combines period character with modern-day comfort.

Stepping inside, you're greeted by a warm and inviting lounge, complete with a feature fireplace that creates a cosy focal point.

The spacious kitchen/breakfast room offers an ideal setting for cooking, dining, and entertaining, with ample room for everyday living.

Upstairs, you'll find two well-proportioned bedrooms along with a family bathroom. A versatile loft room adds valuable additional space - perfect for a home office, guest bedroom, or extra storage.

Outside, the rear garden provides a peaceful escape, featuring a lovely patio area ideal for al fresco dining, relaxing, or simply enjoying the tranquillity.

This delightful home presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a characterful property in a sought-after location.

Ground Floor

Lounge

Kitchen/Breakfast Room

First Floor

Landing

Bedroom One

Bedroom Two

Bathroom

Loft Room

Outside

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.

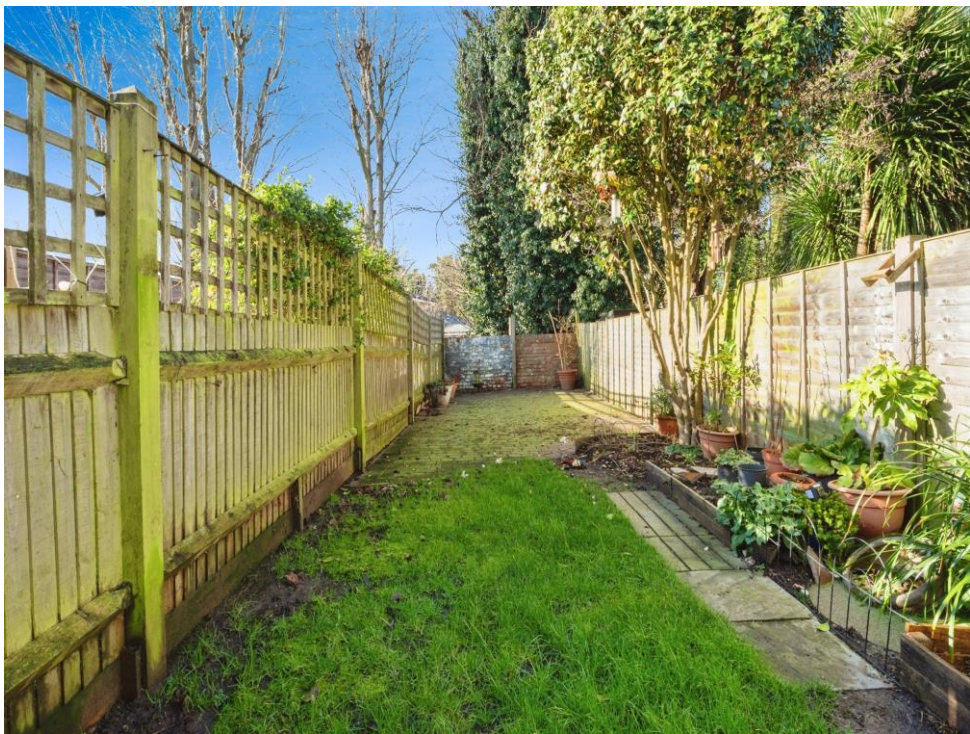
Agents Note

Agents Note: 'A right of way exists, please contact the branch for further details'

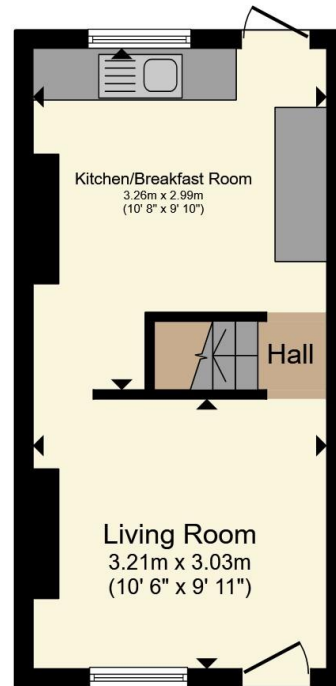
Agents Note

We have been unable to verify if insert either Planning Permission or Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

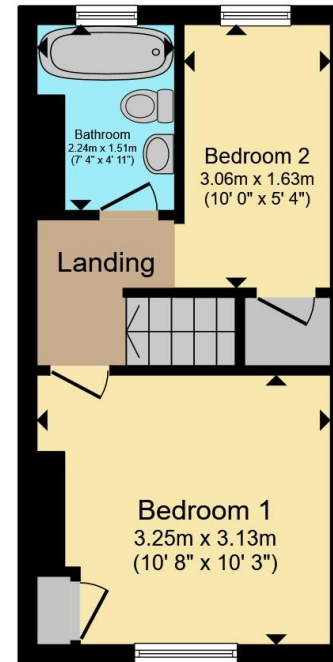








Ground Floor



First Floor

Total floor area 48.9 m² (526 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

Connells

To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406704



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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