



**Connells**

Sandown Close  
Tunbridge Wells



## Property Description

With no onward chain, this beautifully presented and generously proportioned family home rests gracefully within a secluded corner plot, tucked away in an exclusive cul-de-sac and framed by mature, leafy planting that lends a wonderful sense of privacy and tranquillity.

A welcoming and spacious entrance hall sets the tone, drawing you through to an impressive L-shaped living and dining room. Bathed in natural light and opening through French doors onto the garden, this is a room perfectly designed for both relaxed family living and elegant entertaining.

The separate, modern kitchen enjoys peaceful views across the rear garden, creating a serene backdrop to everyday life.

The integrated garage offers excellent scope for conversion into additional living space (subject to consents), presenting exciting potential for those wishing to further enhance the home.

Upstairs, the first floor unfolds into four generous double bedrooms, each thoughtfully fitted with built-in wardrobes, creating a harmonious blend of comfort and practicality. The family bathroom features an Aqualisa shower above the bath and is neatly appointed.

The gardens are a true delight: expansive front and side lawns sweep around the property, while the secure rear garden feels wonderfully secluded, enriched with mature planting and lovingly maintained throughout.

## Ground Floor

### Entrance Hall

### Downstairs Cloakroom

### Lounge/Dining Room

L-Shape

### Kitchen/Breakfast Room

## First Floor

### Landing

### Bedroom One

### Bedroom Two

### Bedroom Three

### Bedroom Four

### Bathroom

### Outside

### Driveway

## Garage

## Front Garden

## Rear Garden

## Additional Upgrades

- Integrated NEFF Hob
- Integrated Bosch Fan Oven
- Space for a Miele Washing Machine
- Original Parquet flooring Throughout The Entrance Hall & Lounge/Dining Room

## 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

Agent Note - The property has been granted planning permission from Tunbridge Wells Borough Council under planning reference 23/00732/FULL

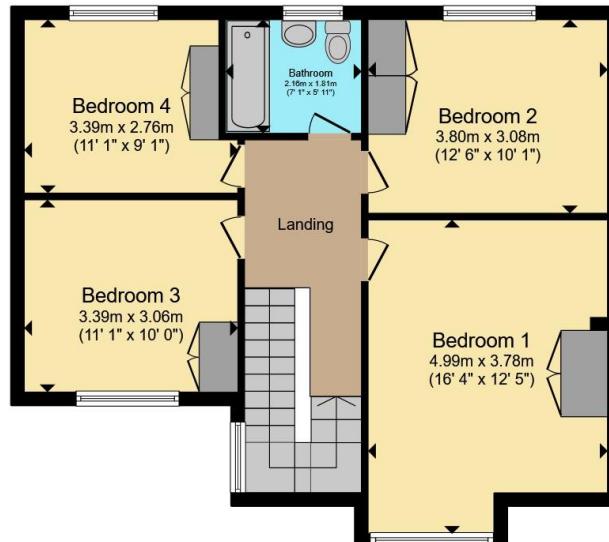








**Ground Floor**



**First Floor**

Total floor area 133.0 m<sup>2</sup> (1,431 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](http://www.propertybox.io)

**Connells**

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: E    Council Tax  
Band: F

Tenure: Freehold

view this property online [connells.co.uk/Property/TWL406654](http://connells.co.uk/Property/TWL406654)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: TWL406654 - 0008