



Connells

Great Brooms Road
Tunbridge Wells

Great Brooms Road Tunbridge Wells TN4 9DH

for sale offers in excess of
£300,000



Property Description

A charming two-bedroom Victorian terrace, ideally located in the heart of High Brooms, Tunbridge Wells. With NO ONWARD CHAIN, this delightful home beautifully blends period character with modern-day convenience.

Arranged over two floors, the accommodation begins with a welcoming front lounge, featuring classic proportions and an abundance of natural light. This flows seamlessly into a spacious dining room, ideal for both everyday living and entertaining. To the rear, a well-appointed kitchen provides a practical yet stylish space, with direct access to the garden.

Upstairs, the property offers two generously sized double bedrooms, both bright and airy, along with a contemporary shower room finished to a high standard.

Externally, the property continues to impress. The rear garden is a particular highlight, featuring a well-balanced mix of lawn and patio areas - perfect for al fresco dining, relaxing, or entertaining guests.

To the front, a smart, low-maintenance paved garden enhances kerb appeal, while unrestricted on-road parking adds further convenience.

The location is highly desirable, with High Brooms mainline station just a short walk away, providing excellent links into London and beyond.

A range of local amenities, reputable schools, and green spaces are all within easy reach, making this property an ideal purchase for commuters, first-time buyers, and investors alike.

Ground Floor

Lounge

Dining Room

Kitchen

First Floor

Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Front Garden

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.

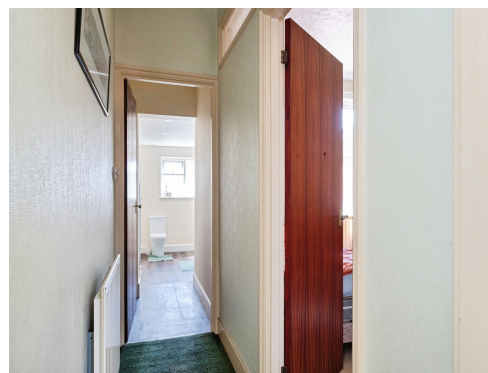
In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge 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.

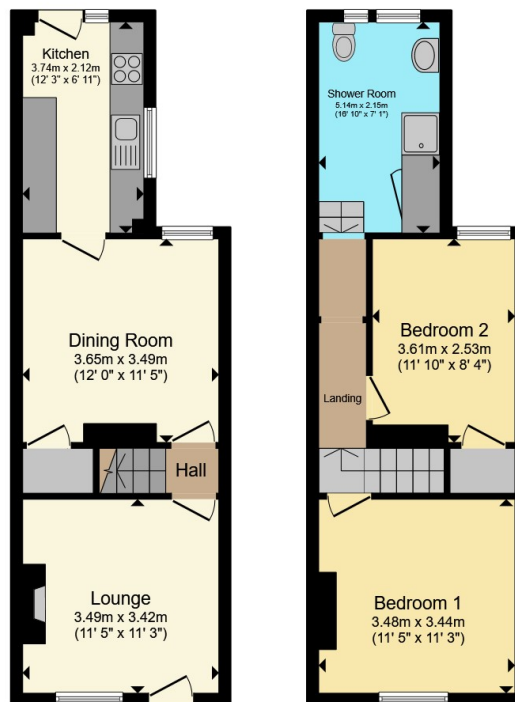
Agents Note

The property has a right of way across the rear garden for access.









Ground Floor

First Floor

Total floor area 72.5 m² (781 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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406939



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