



**Connells**

Chestnut Avenue  
Tunbridge Wells



## Property Description

This detached brick-built residence, set beneath a traditional tiled roof, occupies a position within a well-established and mature setting. Although well maintained, the property now offers clear potential for general updating and modernisation.

The ground floor accommodation comprises: porch, entrance hall, a spacious living room featuring a characterful bay window, a separate dining room, fitted kitchen, conservatory overlooking the rear garden, and a downstairs cloakroom.

The layout offers flexibility and scope for reconfiguration, subject to individual needs.

To the first floor, a central landing provides access to three bedrooms, including two generous double bedrooms and a third single bedroom, along with a bathroom and a separate W.C. The second floor provides a loft room, offering useful additional space suitable for a variety of uses such as a home office or guest room.

Externally, the property benefits from a mature, south facing rear garden extending to approximately 160 ft, comprising two areas, the first, closest to the rear of the property is predominantly laid to lawn and interspersed with shrubs and hedging. The second area beyond includes two greenhouses, a shed and a small shed and has been used in the past to grow a variety of plants, fruits and vegetables. The range of useful outbuildings also includes a Workshop located within the garage with access via the Garage or from the rear garden). To the front, a gated driveway provides off-road parking.

### Ground Floor

#### Entrance Hall

#### Lounge

#### Dining Room

#### Kitchen

#### Conservatory

#### Downstairs Cloakroom

### First Floor

#### Landing

#### Bedroom One

#### Bedroom Two

#### Bedroom Three

#### Bathroom

#### Additional Cloakroom

### Outside

#### Front Garden

## Driveway

## Rear Garden

## Garage

## Workshop

## 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.

## Loft

Restricted head height









Total floor area 176.1 m<sup>2</sup> (1,895 sq.ft.) approx

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**T 01892 547 966**  
**E tunbridgewells@connells.co.uk**

5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: TWL406793 - 0009