



Connells

Albion Road
TUNBRIDGE WELLS



Property Description

Tucked away in a serene enclave at the very heart of Tunbridge Wells, this enchanting two-bedroom character home offers a harmonious blend of timeless elegance and contemporary comfort.

From the moment you step through the front door, you're greeted by a cosy entrance hall—an inviting space to shed your winter layers and feel instantly at home. The lounge exudes warmth and charm, with a beautiful fireplace that serves as the heart of the room, perfect for curling up with a good book on a chilly evening.

The recently renovated kitchen/dining room is a true delight, thoughtfully designed for both culinary creativity and convivial gatherings. Bathed in natural light and generously proportioned, it offers ample space to entertain, with a convenient understairs cupboard adding a practical touch.

Upstairs, two tranquil bedrooms await, each newly carpeted to create a soft and restful ambiance. The family bathroom has been exquisitely refurbished, offering a spa-like retreat with tasteful finishes and a calming atmosphere.

Step outside and discover a peaceful garden sanctuary—complete with a charming patio area ideal for al fresco dining. The home benefits from a dropped kerb to allow for parking. The property also retains its original outside WC, a nostalgic nod to its heritage, and benefits from side access for added convenience.

This captivating home is a rare gem—perfect for first-time buyers, those seeking to downsize, or investors with an eye for character and charm.

Ground Floor

Entrance Hall

Lounge

10' 7" Max x 10' 8" Max (3.23m Max x 3.25m Max)

Kitchen/Dining Room

10' 7" Max x 11' 2" Max (3.23m Max x 3.40m Max)

First Floor

Landing

Bedroom One

10' 7" Max x 11' 1" Max (3.23m Max x 3.38m Max)

Bedroom Two

8' 10" Max x 10' 7" Max (2.69m Max x 3.23m Max)

Family Bathroom

Outside

Front Garden

Rear Garden

Outside Cloakroom

Additional Benefits & Upgrades

- Newly carpeted Within Both Bedrooms & Stairs
- New Anglian Doors To Front & Rear
- Newly Laid Laminate Wood Effect Flooring Throughout The Ground Floor
- Recently Renovated Bathroom Suite
- Newly Painted To The Side Of The Property
- Recently Renovated Kitchen & Newly Fitted Oven

Location

The St. James area of Tunbridge Wells offers a charming, close-knit community, where quiet, tree-lined streets are typically free from traffic outside the neighbourhood. This peaceful setting is complemented by easy access to local amenities and green spaces, making it an ideal location for those seeking both tranquility and convenience.

Within walking distance, you'll find the popular Grosvenor & Hilbert Park and Dunorlan Park, both offering a lively mix of community events and outdoor activities. Whether you're looking for a relaxing stroll or to enjoy one of the parks' many events, there's always something to enjoy.

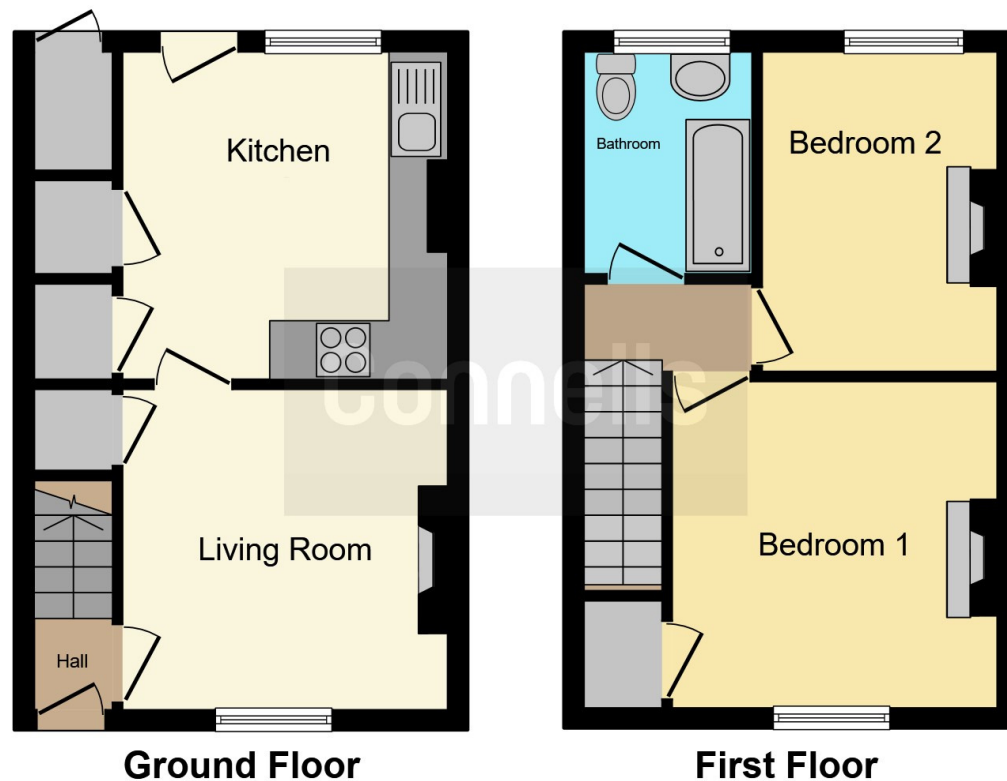
Camden Road, which leads directly into the town centre, offers a range of independent shops, cafes, bars, and renowned restaurants, providing plenty of options for dining and leisure. The area is also well connected, with the property situated between Tunbridge Wells' two mainline railway stations, offering frequent services to both London and the South Coast.

For families, Tunbridge Wells is known for its excellent range of educational facilities, from primary and secondary schools to independent and grammar schools, all within easy reach. With a perfect mix of peaceful living, convenient transport links, and access to top schools, this area truly offers the best of both worlds.









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.focalagent.com

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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Property Ref: TWL406396 - 0011