



Connells

Greggs Wood Road
Tunbridge Wells



Property Description

Set within one of Tunbridge Wells' most cherished and sought-after neighbourhoods, this charming three-bedroom semi-detached family home offers a rare opportunity to create a residence of real distinction. Located just moments from High Brooms mainline station, the property enjoys excellent commuter convenience alongside a peaceful, community-focused setting.

Requiring modernisation throughout, the house presents a superb blank canvas for buyers wishing to design and enhance a home to their own specification.

The spacious accommodation comprises a welcoming entrance hall, a cosy lounge, a separate formal dining room, a generous kitchen/dining area, and a conservatory overlooking the garden.

Upstairs are three well-proportioned bedrooms and a family bathroom, providing ideal space for growing families. There is excellent scope to extend over the garage to the rear or to carry out a loft conversion, subject to the relevant planning permissions.

Outside, the rear garden enjoys breathtaking open views and features a workshop that could easily be adapted into a home office or studio. The garage provides a practical space, particularly appealing to keen gardeners, offering plenty of opportunity for cultivating vegetables and plants.

To the front, the property benefits from further outdoor space and access to the garage. Overall, this home offers exceptional potential for those with vision to significantly enhance both living space and value.

Ground Floor

Entrance Hall

Lounge

Dining Room

Kitchen/Breakfast Room

Conservatory

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Garage

Driveway

Front Garden

Rear Garden

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.

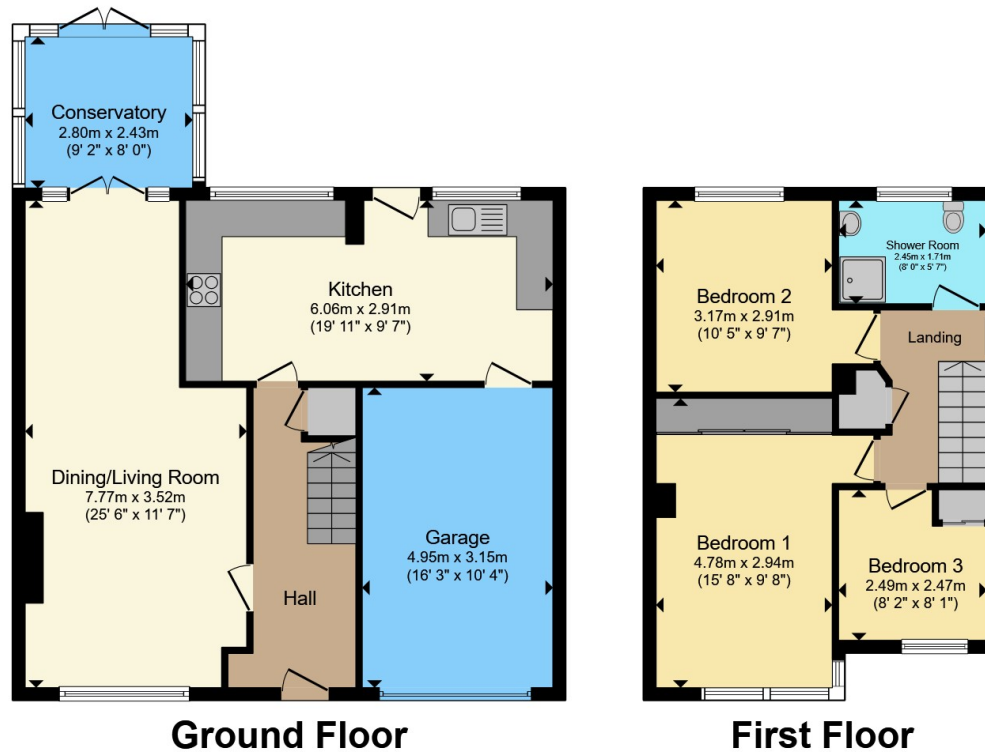
Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent

education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.









Total floor area 119.5 m² (1,286 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



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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406780



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL406780 - 0004