

# DOORKNOBS

Your Best Move Yet



16 Shirley Grove, Tunbridge Wells, TN4 8TJ  
£440,000



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NO ONWARD CHAIN!! A generously sized three-bedroom terraced home featuring three spacious reception rooms and a detached home office, ideal for modern living and remote work. The property also offers easy on-road parking, a single garage, and a charming south facing rear garden, making it a perfect choice for families.

**Location**

Shirley Grove is nestled in a quiet residential area in the heart of Rusthall, just a short stroll from local amenities such as shops, a post office, pubs, and churches. Ideally positioned less than two miles from Tunbridge Wells town centre, it offers excellent transport links including frequent bus services, a nearby London commuter stop, and easy access to Tunbridge Wells Mainline Station with regular trains to London.

Residents can also enjoy the vibrant selection of cafes, restaurants, and schools in Tunbridge Wells, along with picturesque countryside walks to Speldhurst and the surrounding villages.

**Description**

This wonderfully spacious and versatile home is arranged over three floors, offering an abundance of living space ideal for modern family life. The ground floor opens with a welcoming front porch where you will find a convenient downstairs cloakroom. At the heart of the home lies a generously sized, open-plan kitchen and dining area, fitted with charming wooden units and offering plenty of space for entertaining or everyday family meals. While perfectly functional, the kitchen also presents an exciting opportunity for cosmetic updating to suit your personal style.

Flowing seamlessly from the dining area is a large and light-filled living room, featuring sliding doors that open directly onto the rear garden—creating a lovely connection between indoor and outdoor living. Adjacent to the living room is a bright and airy playroom, complete with bi-folding doors leading out to the garden, making it an ideal space for children or even a second sitting room.

Upstairs on the first floor, you'll find three well-proportioned double bedrooms, including a spacious master bedroom complete with built-in wardrobes and a private en-suite shower room. A large family bathroom serves the other two bedrooms and is fitted with a bath and overhead shower, hand basin with vanity unit, and WC. The generous landing adds to the feeling of space and provides a pleasant flow throughout the upper floor.

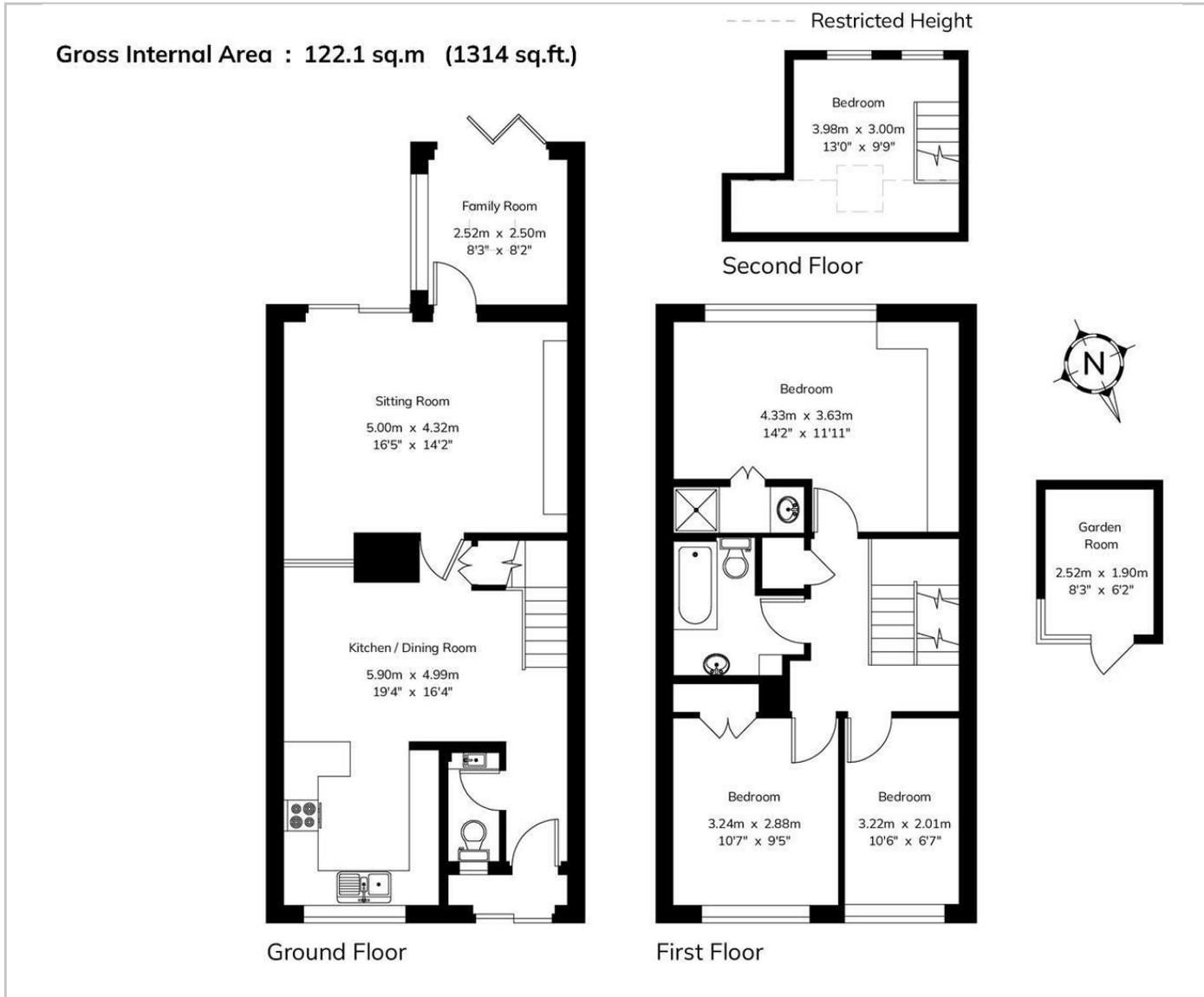
Stairs lead to the top floor where a cosy and flexible study/snug area awaits—perfect as a quiet retreat, home office, or hobby space, offering great potential to adapt to your needs.

Externally, the property continues to impress with a detached home office, fully equipped with power and lighting, ideal for remote working or creative pursuits. The rear garden has been thoughtfully designed for low maintenance, featuring a mix of patio, decked seating area, and a lawn, providing plenty of space for outdoor dining, relaxing, or play. A single garage offers additional storage or secure parking, while the property also benefits from ample on-road parking available nearby. This is a superb opportunity to acquire a generous and adaptable family home in a sought-after location, combining practical features with fantastic living space both inside and out.



Council Tax Band: D

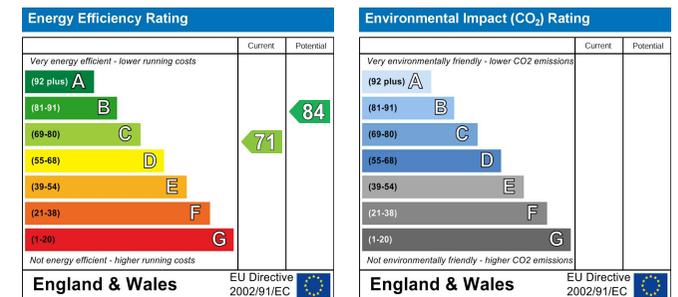
## Floor Plans



## Area Map



## Energy Performance Graph



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