

**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY



# 8 Parkwood Close

Tunbridge Wells, Tunbridge Wells

Guide Price £475,000 - £500,000 Stylish three-bedroom home in Tunbridge Wells with open-plan living/dining, modern kitchen and bathroom, garage en bloc and a south-west facing landscaped garden, conveniently located for station, schools and parks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Guide Price £475,000 - £500,000
- Beautifully renovated three-bedroom family home
- Stylish modern kitchen with range cooker and integrated appliances
- Stunning open-plan living/dining room – the heart of the home, featuring a media wall with electric fireplace and French doors to the garden
- Master bedroom with views over Grosvenor and Hilbert Park
- Contemporary family bathroom plus downstairs cloakroom/WC
- South-west facing, landscaped rear garden with AstroTurf, patio & decking backing onto woodland
- Quiet Tunbridge Wells cul-de-sac conveniently located for High Brooms station, schools and parks
- Garage en bloc (ideal for parking or storage) plus unrestricted on-road parking
- Immaculately presented throughout with a turnkey finish





Tucked away within a peaceful cul-de-sac in this highly regarded part of Tunbridge Wells, this beautifully renovated three-bedroom family home offers a rare combination of stylish interiors, practical living space and a truly exceptional garden setting backing directly onto woodland.

The property has been comprehensively upgraded to a high standard throughout, creating a turnkey home ideally suited to modern family life. Upon entering, a welcoming entrance hallway provides excellent space for coats, shoes and everyday storage, immediately setting the tone for the thoughtful layout that follows.

To the front of the house sits a sleek and contemporary kitchen, finished with an extensive range of fitted cabinetry, quality work surfaces and a full suite of integrated appliances. These include a large range cooker with extractor hood, fridge/freezer, dishwasher and a freestanding washer-dryer, all designed to balance practicality with clean, modern design. A high-quality water filtration system has also been installed, providing fresh drinking water on demand. A conveniently positioned ground floor cloakroom further enhances the functionality of the layout.

The true heart of the home is the impressive open-plan living and dining room to the rear. This generous space is flooded with natural light and has been carefully designed for both everyday family life and entertaining. A stylish media wall with a built-in electric fireplace forms an attractive focal point, while large glazed doors open directly onto the garden, framing beautiful views of the landscaped grounds and the mature woodland beyond.

The **south-west facing rear garden** is a standout feature. Professionally landscaped for year-round enjoyment and ease of maintenance, it offers a generous expanse of high-quality AstroTurf, creating a clean, practical and child-friendly space. A paved terrace provides the ideal area for outdoor dining and entertaining, while a raised decked section to the rear offers a peaceful spot to relax and enjoy the woodland backdrop. Backing directly onto Grosvenor & Hilbert Park woodland, the garden enjoys a high degree of privacy and a wonderfully tranquil outlook.

Upstairs, the first floor provides three well-proportioned bedrooms. The principal bedroom is a calm and elegant retreat, featuring fitted wardrobes and leafy woodland views, while the remaining bedrooms offer flexibility for children, guests or home working. The contemporary family bathroom is finished with modern tiling and a white suite, including a shower over the bath.

Further benefits include a large storage cupboard on the landing, access to a boarded loft space for additional storage, a neatly maintained front garden with side access, a single garage en bloc and unrestricted on-road parking.

Ideally located within walking distance of High Brooms station and close to highly regarded primary and secondary schools, this home offers an exceptional balance of lifestyle, convenience and presentation. With its south-west facing garden, woodland setting and immaculate finish throughout, this is a home that must be viewed to be fully appreciated.

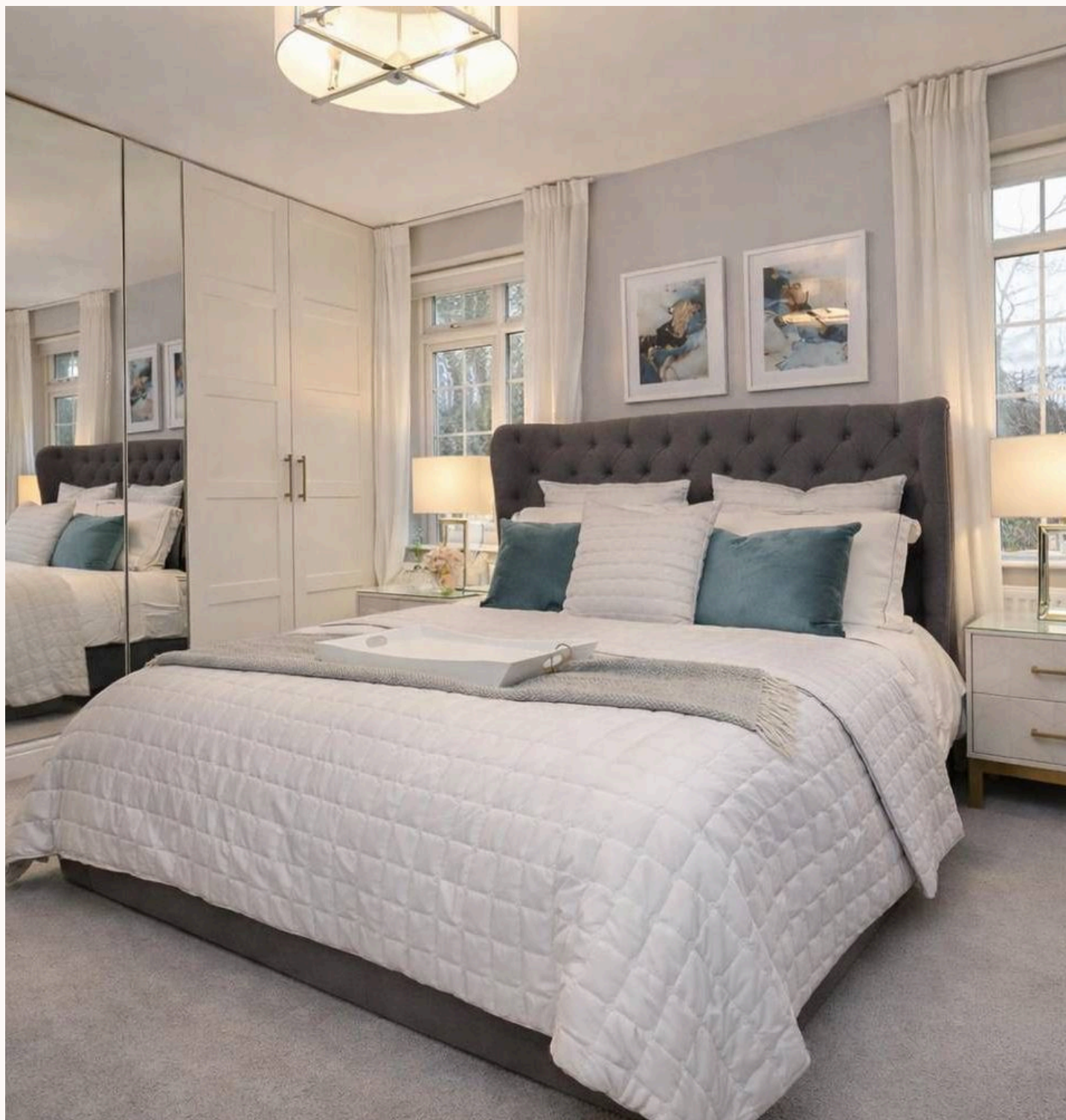
#### Location Summary

Set within a quiet residential cul-de-sac in **Tunbridge Wells**, this home offers an excellent balance of everyday convenience and access to open green space. The property is well positioned for commuters, with **High Brooms mainline station** within easy reach (approximately half a mile), providing regular services into London and making this a popular choice for professionals.

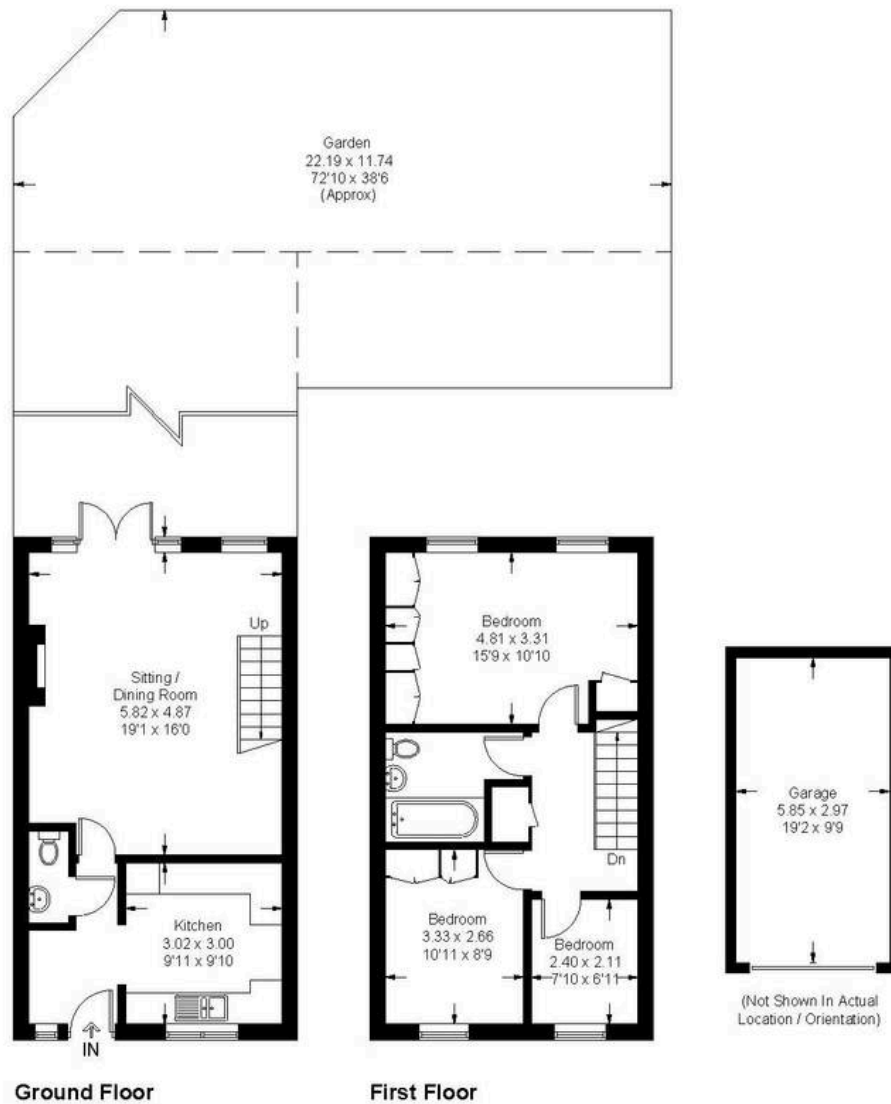
Tunbridge Wells is particularly well regarded for its schooling, with a strong selection of **primary and secondary options** nearby, alongside local shops and amenities for day-to-day needs. For fresh air and leisure, **Grosvenor & Hilbert Park** is close at hand with woodland walks, open spaces and recreational facilities, while **Dunorlan Park** is also easily accessible for wider outdoor enjoyment.

The vibrant town centre is a short journey away, offering an excellent mix of independent cafés, restaurants and shopping, together with the historic **Pantiles** and its year-round events. Road links are also convenient, with straightforward access to the **A21 and A26**, connecting to the M25, wider Kent and Sussex, and onward routes towards **Gatwick** and the coast. Overall, this is a superb Tunbridge Wells location—peaceful yet well connected—ideal for families and commuters alike.

**Agents Note** In accordance with Section 21 of the Estate Agency Act 1979, we declare that the owner of this property is a shareholder of Kings Estates. This disclosure ensures transparency and maintains trust in our property listing



Approximate Gross Internal Area = 88.1 sq m / 948 sq ft  
Garage = 17.2 sq m / 185 sq ft  
Total = 105.3 sq m / 1133 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID904572)

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