



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Shirley Gardens, Tunbridge Wells

Offers In Region Of £575,000

5 2 2



Guide Price - £575,000 - £585,000

As you approach this five-bedroom family home, you are greeted by a large driveway, providing ample space for multiple vehicles, and a front garden adorned with mature shrubbery. An internal passageway connects the garage to the home, offering convenient storage for outdoor equipment and household items. Step inside to a spacious entrance hall, setting the tone for the home's welcoming atmosphere. Straight ahead, the modern kitchen features a range-style oven, beautifully crafted cabinetry, and sleek worktops, creating a warm and homely feel. Natural light floods the space through French doors, which open seamlessly onto the rear garden, blending indoor and outdoor living.

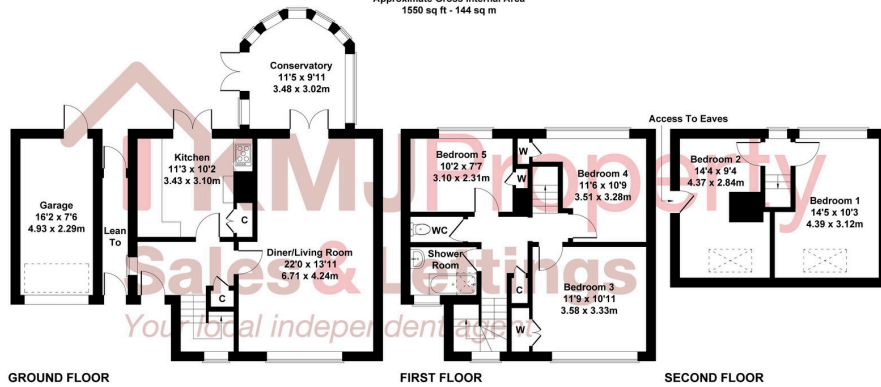
Adjacent to the kitchen, the expansive open-plan lounge and dining room forms the heart of the home. A charming log burner adds warmth and character, making it the perfect space for relaxing with family, entertaining friends, or enjoying meals together. Just off this area, the large conservatory provides a bright, versatile space ideal as a garden room, separate dining area, home office, or gym, with direct access to the rear garden. Moving up to the first floor, there are two double bedrooms, a further large single bedroom, a family bathroom with sleek tiling and a shower over the bath, and a separate WC. The loft extension provides two additional double bedrooms with storage, offering flexibility for a growing family. The rear garden is a true retreat, featuring a large sunny patio ideal for dining or relaxing in the warmer months. Steps lead down to a spacious, predominantly lawned garden, with mature shrubbery providing privacy and a sense of seclusion. From the bottom of the garden, there is access to Lower Green Road, enhancing connectivity.

The property occupies a pleasant setting within a crescent, approximately half a mile from the village centre, which offers a wide range of day-to-day amenities. Footpaths into Rusthall Common and surrounding countryside are within easy reach. Tunbridge Wells, just under two miles away, provides further shopping, recreational facilities, and a mainline railway station with fast trains to London in under an hour. The area is well served for schooling, including independent, grammar, and Church comprehensive schools, and offers numerous leisure opportunities such as golf, horse riding, cycling, tennis, and cricket. Excellent access to the A21 leads to the M25 and the south coast, while Gatwick Airport is approximately 25 miles away.



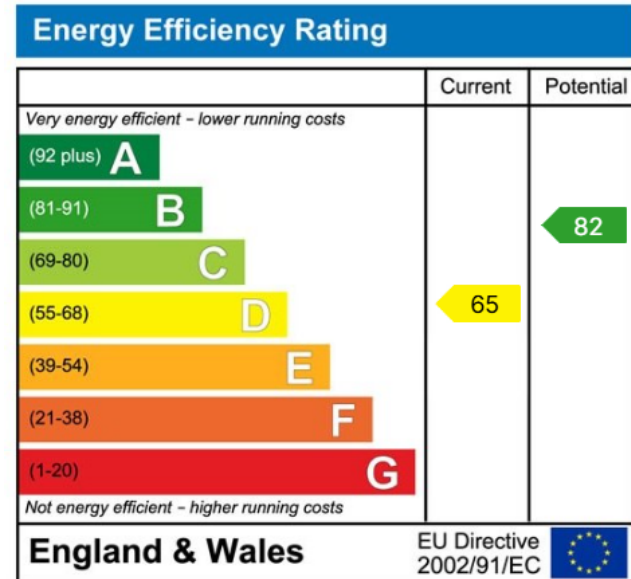
33 Shirley Gardens, Tunbridge Wells, TN4 8TH

Approximate Gross Internal Area
1650 sq ft - 144 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

- 5 Bedrooms
- Semi-Detached
- Spacious Living Dining Room
- Bright Kitchen with French Doors
- Modern Bathroom
- Conservatory
- Large Patio and Garden with Access to Lower Green Road
- Desirable Location
- EPC: D
- Council Tax Band: D



BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN CROWBOROUGH

☎ 01892 515188
☎ 01342 824824
☎ 01342 833333



FEDERATION
OF INDEPENDENT
AGENTS

📍 Tunbridge Wells
📍 Crowborough
📍 Forest Row

BRITISH
PROPERTY
AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN
TUNBRIDGE WELLS