



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Gordon Road, Tunbridge Wells, Southborough
Offers In Region Of £400,000

4 1 1



Arranged over three floors, this spacious four-bedroom home offers generous proportions throughout and presents an exciting opportunity for buyers looking to modernise and add value. The ground floor provides well-defined living space, including a bright and welcoming living room with a bay window that allows plenty of natural light to flood in. To the rear, a dining area offers ample space for family meals or entertaining and leads through to the kitchen and conservatory.

The kitchen is a well-proportioned and practical space, with ample counter top space, lower and upper cupboards, integrated dishwasher, hob and oven. While the kitchen would now benefit from some updating, it remains a solid and usable space with good layout and clear potential to be refreshed to suit a buyer's own style.

The conservatory adds valuable additional reception space and convenient access to the rear garden.

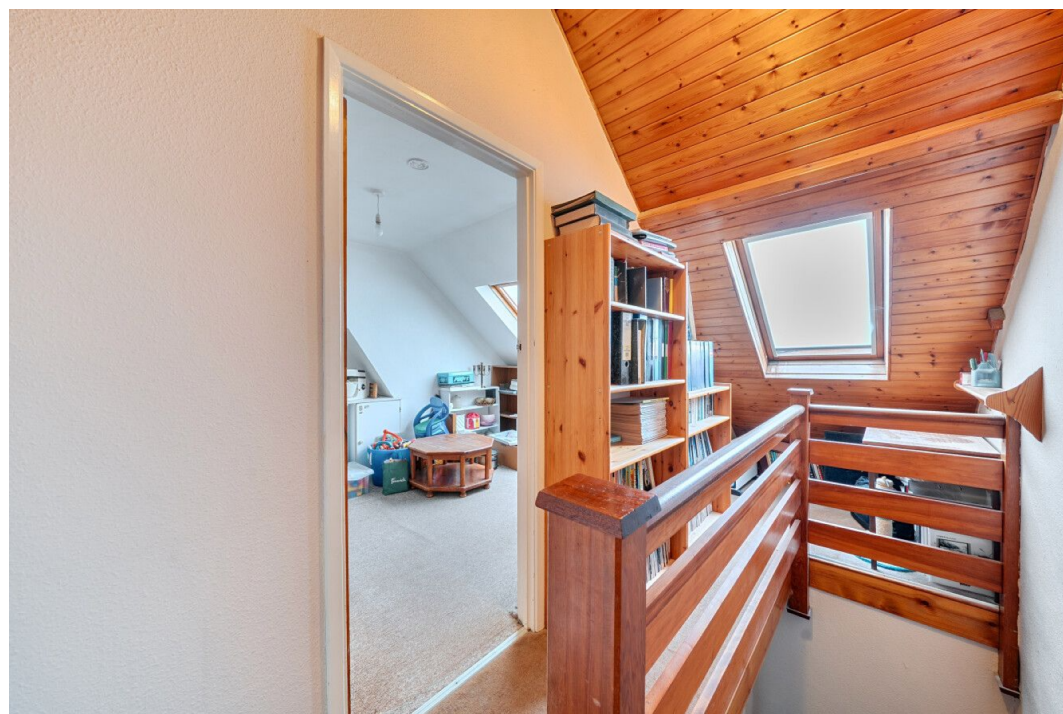
Upstairs, the first floor features three well-proportioned bedrooms, two double and one single, including a particularly generous main bedroom with convenient built in storage. A family bathroom situated on this level equipped with a bath, WC and sink basin.

The second floor hosts a further bedroom and access to eaves storage, providing excellent additional space that could be cleverly utilised.

The garden is a good size and feels spacious with the generous lawn area. Outside the conservatory there is a paved patio area, providing a practical space for seating or outdoor use. A paved walkway runs through the garden, giving clear and easy access all the way to the rear of the garden.

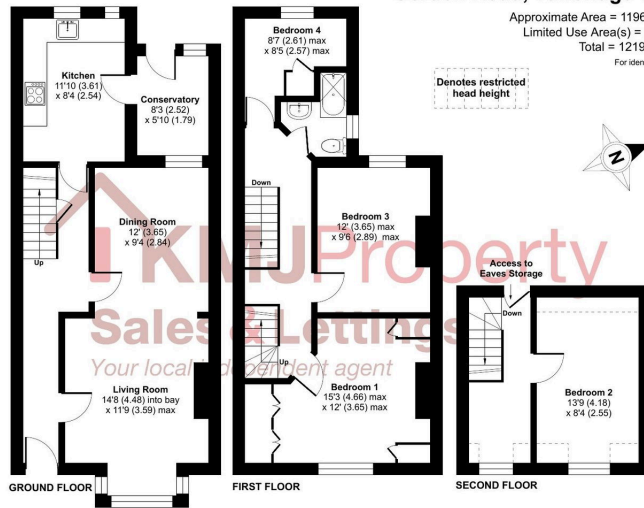
While the property would benefit from updating and some refurbishment, it offers a solid footprint, flexible accommodation and excellent storage throughout. With its generous room sizes, abundance of natural light and versatile layout, this is a home full of potential, ready for a new owner to make it their own.

Situated on the fringes of High Brooms and Silverdale, this property enjoys a prime location with access to a wealth of local amenities. High Brooms is well served by local shops, cafés, pubs and essential services, complemented by nearby green spaces, excellent transport links and good local schools.



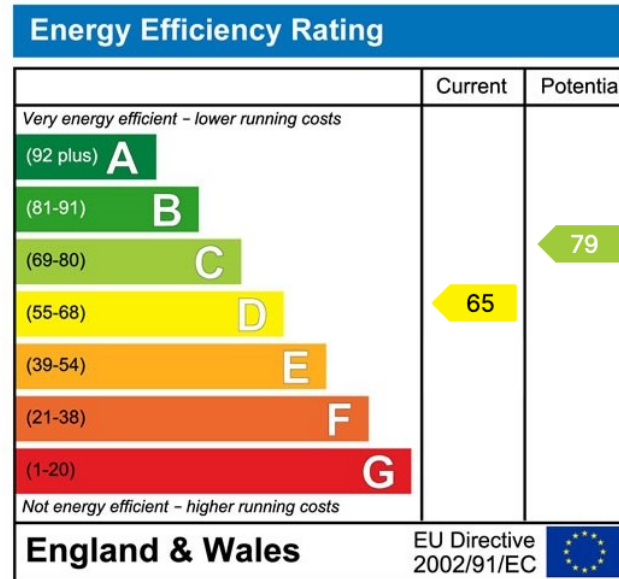
Gordon Road, Tunbridge Wells, TN4

Approximate Area = 1196 sq ft / 111.1 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Total = 1219 sq ft / 113.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for K&N Property. REF: 130213

- NO CHAIN
- Benefit from Minor Cosmetic Updating
- Conservatory
- Desirable Location
- Council Tax Band D
- Plenty of Natural Light
- 4 Bedrooms
- Rear Garden
- Spacious
- EPC- 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