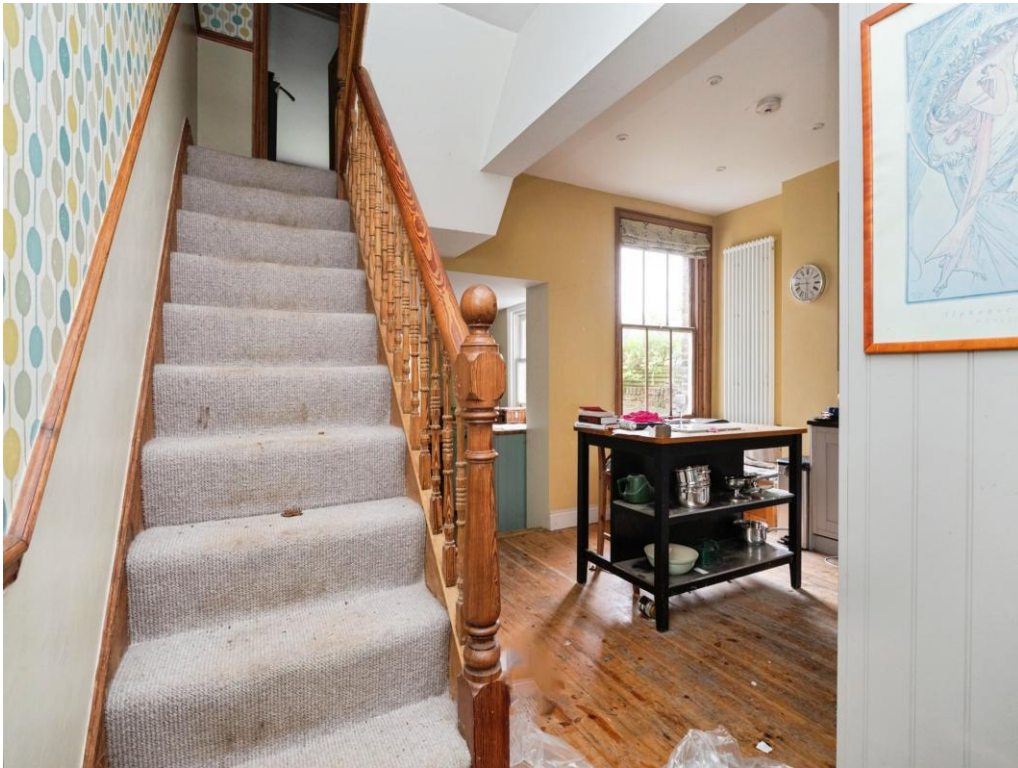




Connells

Vale Road
Southborough Tunbridge Wells



Property Description

Set back from the road behind a low wall and planting, this home's handsome brick façade and lower bay window lead you along a paved path to the covered entrance.

Inside, the charming front living room offers a cosy retreat, with a large bay window filling the space with natural light and a wood-burning stove adding warmth in the colder months.

To the rear, the open-plan kitchen/dining/family room provides excellent cooking and living space. Shaker-style cabinetry with granite and wood worktops lines the right-hand side, offering ample storage and integrated appliances. There is room for an island, and a fitted bench seat beneath the window creates a sociable spot for family and friends.

The dining area opens conveniently to the garden, with a large fitted dresser and a utility cupboard providing further storage and appliance space.

At the back, the family room enjoys a wall of glazing and bi-fold doors that frame the garden and flood the room with light. Its open layout makes it ideal for everyday living and entertaining.

Upstairs are three double bedrooms, all bright and airy, with the front bedroom spanning the width of the house. The family bathroom includes a paneled bath with shower over and a window for natural light.

The low-maintenance south-facing garden features imaginative planting, terracing, and gated street access, making it a secure sanctuary for pets and children. A garden studio at the rear offers the perfect workspace or playroom.

Ground Floor

Entrance Hall

Lounge

Kitchen

Dining/Family Room

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Cellar

Front Garden

Rear Garden

Home Office

Agents Notes

Please note this is a corporate instruction and as such the property is to be marketed as seen. Buyers should be aware there is limited information with regards to the property information.

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.

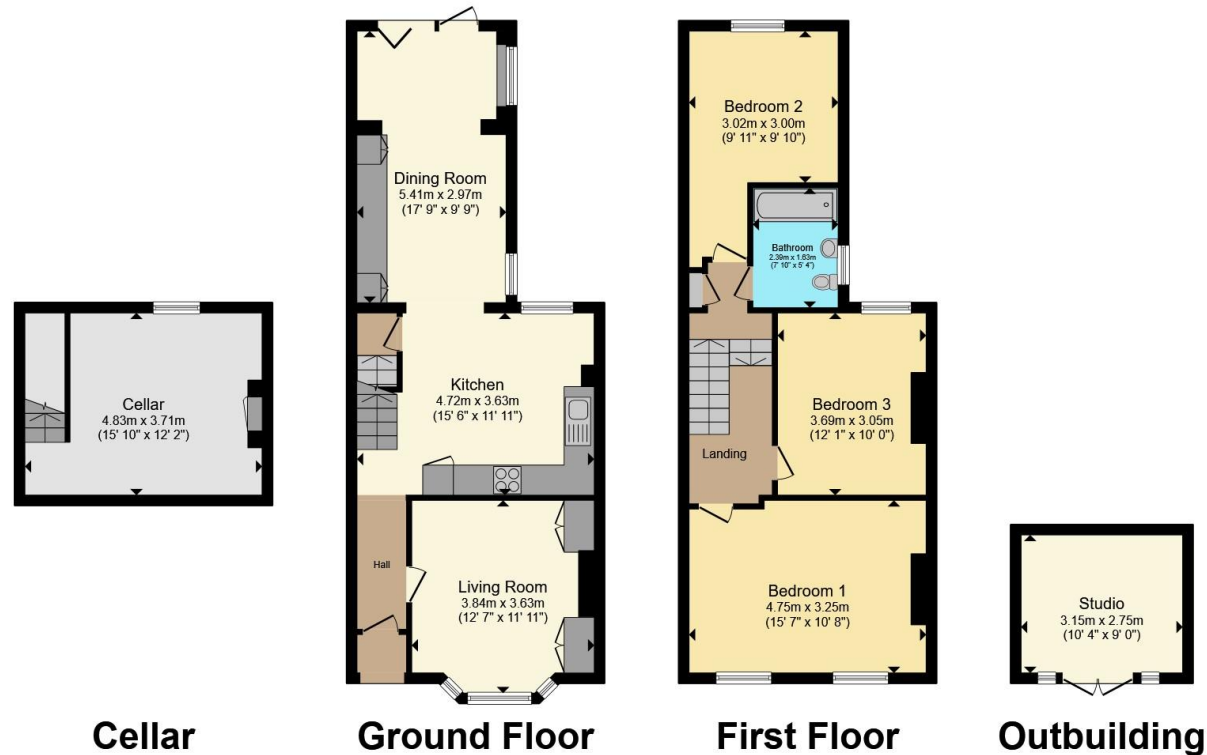
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts 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 127.7 m² (1,375 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

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406705



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