



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Tristan Gardens, Tunbridge Wells

Offers In Region Of £700,000

🛏️ 4 🚿 3 🚗 2



Approaching the property, you are welcomed by a large private driveway, providing parking for two to three vehicles and eliminating the need for on-street parking. The generous frontage immediately reflects the scale of this home, which is incredibly spacious and noticeably larger than many properties within this location. Stepping inside, the entrance hallway offers a practical start to the home, with a downstairs WC conveniently positioned as you walk in, along with large built-in cupboards providing excellent storage. To the right of the entrance is a useful study, offering an ideal space for working from home, studying, or creating a quiet retreat away from the main living areas. Continuing through the property, there is a utility room that adds further practicality, complete with additional storage and access to both the front and rear of the property via the back door. Moving through the hallway, you enter the reception room/lounge, a lovely bright space designed for both comfort and relaxation. A feature log burner wall creates a cosy and inviting atmosphere, making this an ideal room to unwind while still benefiting from plenty of natural light. At the rear of the home sits the impressive kitchen, living, and dining space, forming the true heart of the property. This large open-plan area offers ample storage with both upper and lower kitchen cupboards, generous countertop workspace, and a tiled splashback. There is plenty of room for a dining table and chairs, as well as additional space for a snug or sofa seating area, making it perfect for both everyday family living and entertaining. Large French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow and filling the room with natural light, enhancing the bright and airy feel throughout the space.

Moving upstairs to the first floor, the property continues to impress with four well-proportioned bedrooms, consisting of three doubles and one single. Each bedroom benefits from built-in storage cupboards, providing practical and convenient space for everyday living. Two of the bedrooms feature their own en-suite bathrooms, while Bedroom One is further enhanced by a dedicated dressing room area and bedroom two double doors leading out to a small private balcony, creating a pleasant spot to enjoy fresh air and natural light.

Also on this floor is the family bathroom, fitted with a freestanding bath, WC, and wash basin, offering both style and functionality.





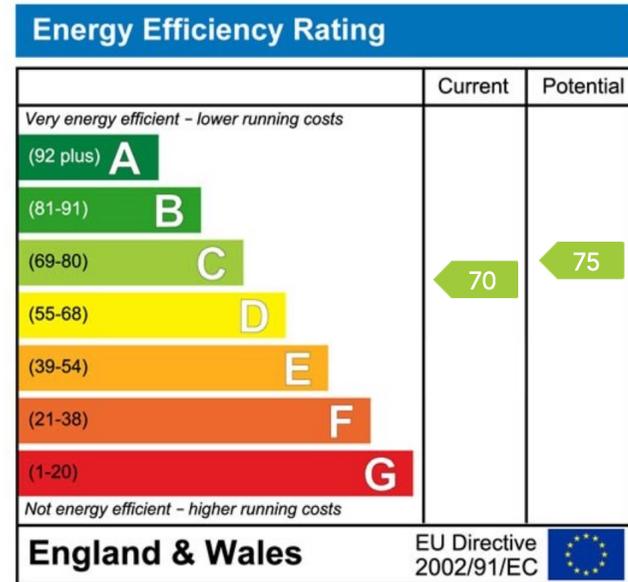
Tristan Gardens, Tunbridge Wells, TN4

Approximate Area = 1867 sq ft / 173.4 sq m
Garage = 143 sq ft / 13.2 sq m
Outbuilding = 80 sq ft / 7.4 sq m
Total = 2090 sq ft / 194 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2026. Produced for RIMU Property. REF: 142928

- 4 Bedrooms
- Driveway
- Ensuite's
- Spacious
- Council Tax Band- E
- Detached
- Garage
- Downstairs WC
- Ample Storage Space
- EPC- C



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