



**Connells**

Waterdown Road  
Tunbridge Wells



## Property Description

Upon arrival, this enchanting terraced home immediately delights with its picturesque façade and undeniable curb appeal. A generously sized driveway gracefully ushers you toward the entrance, offering both practicality and a warm welcome.

Step inside and be greeted by a beautifully curated ground floor, where three distinct yet harmoniously connected reception rooms await. The cosy lounge exudes comfort and charm—an inviting haven for quiet evenings. The heart of the home, a recently fitted kitchen, boasts sleek cabinetry and a suite of integrated appliances, perfectly blending style with functionality. Adjacent, the formal dining room provides an elegant setting for entertaining, while a third, adaptable reception room offers endless possibilities—as a study, playroom, or creative retreat—tailored to suit your lifestyle.

Ascending to the first floor, you'll find four generously proportioned bedrooms, each bathed in natural light. The principal bedroom is a serene sanctuary, complete with a private en-suite for added luxury. The remaining bedrooms are equally versatile, ideal for family, guests, or personal pursuits. Additionally, the property offers exciting potential to reinstate the self-contained annex, perfect for multi-generational living or flexible accommodation.

Completing this exceptional offering is a magnificent, fully landscaped rear garden—a true outdoor oasis. Designed for both relaxation and celebration.

## Ground Floor

### Entrance Hall

### Lounge

10' 10" Max x 13' 4" Max ( 3.30m Max x 4.06m Max )

### Dining Room

10' 8" Max x 11' 2" Max ( 3.25m Max x 3.40m Max )

### Kitchen

9' 9" Max x 10' 8" Max ( 2.97m Max x 3.25m Max )

### Sitting Room

9' 10" Max x 16' 9" Max ( 3.00m Max x 5.11m Max )

## First Floor

### Bedroom One

10' 10" Max x 8' 9" Max ( 3.30m Max x 2.67m Max )

### En-Suite

### Bedroom Two

10' 9" Max x 13' 7" ( 3.28m Max x 4.14m )

### Bedroom Three

11' 9" Max x 9' 6" Max ( 3.58m Max x 2.90m Max )

### Bedroom Four

8' 9" Max x 9' 11" Max ( 2.67m Max x 3.02m Max )

### Bathroom

## Outside

## Home Office/Utility Room

8' 9" Max x 11' 5" Max ( 2.67m Max x 3.48m Max )

## Driveway

## Rear Garden

## 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,

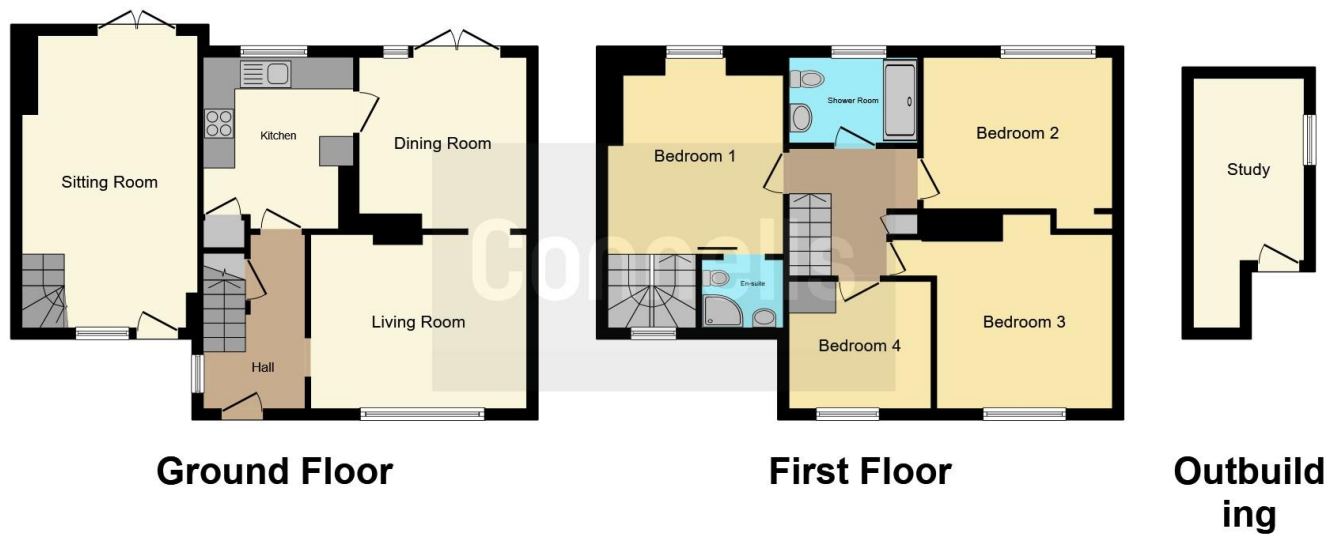
tennis, and cricket clubs, ensuring there is something for everyone.

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.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01892 547 966**  
**E [tunbridgewells@connells.co.uk](mailto:tunbridgewells@connells.co.uk)**

5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWL406388](http://connells.co.uk/Property/TWL406388)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TWL406388 - 0009