



Connells
connells.co.uk 01892 547 966
FOR SALE

Connells

Friars Way
Tunbridge Wells



Property Description

Recently refurbished and thoughtfully designed, this stunning three-bedroom semi-detached home seamlessly blends contemporary style with practical family living. Finished to a high standard throughout, the property offers bright, spacious and versatile accommodation, ready for its next owners to move straight in and enjoy.

A welcoming entrance hall leads to a spacious living room, providing the perfect setting for relaxation and entertaining.

The true heart of the home is the impressive open-plan kitchen and dining area, a superb space designed for modern living, with an abundance of natural light and plenty of room for both everyday family life and social gatherings.

Further benefits include a separate utility room and an integral garage, offering excellent practicality and additional storage.

Upstairs, three well-proportioned bedrooms provide comfortable and flexible accommodation, complemented by a stylish family bathroom.

Outside, the property enjoys attractive gardens, creating a wonderful space for outdoor dining, entertaining and family enjoyment.

Ground Floor

Entrance Hall

Lounge

Kitchen/Dining Room

Utility Room

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Driveway

Front Garden

Garage

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.

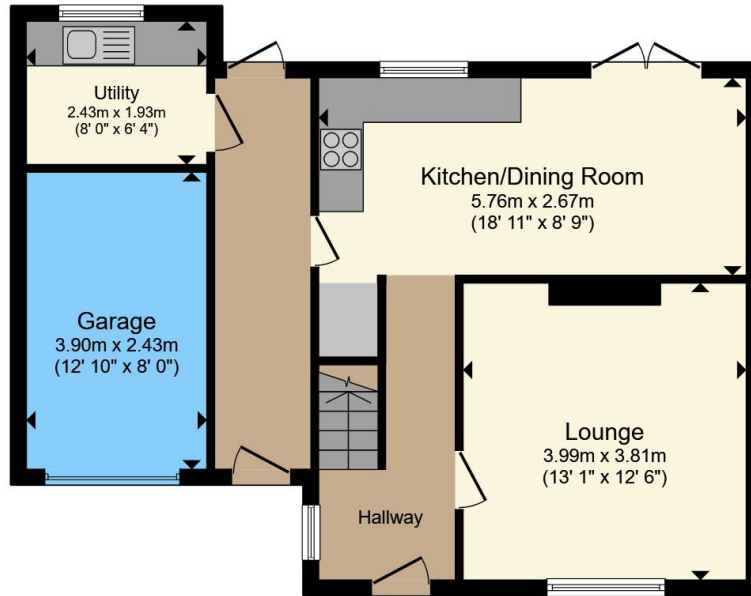
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts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

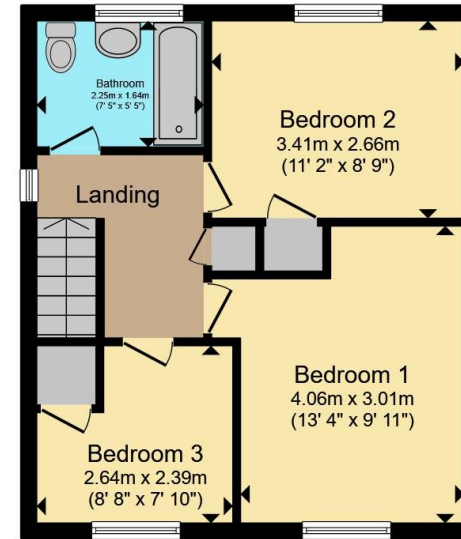








Ground Floor



First Floor

Total floor area 100.3 m² (1,079 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: C Council Tax
Band: C

Tenure: Freehold

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