Connells

Powder Mill Lane
TUNBRIDGE WELLS

Powder Mill Lane
TUNBRIDGE WELLS TN4 9DU

For sale offers in excess of
£300,000

Property Description

Nestled within the ever-popular Powder Mill Lane area of Tunbridge Wells, this delightful two-bedroom semi-detached home offers an exciting opportunity for first-time buyers, investors, or those seeking a property they can truly make their own.

The home boasts a welcoming entrance hall leading to a bright and comfortable living room, creating the perfect space to relax and unwind. Beyond, a separate dining room provides an ideal setting for family meals and entertaining guests, while the kitchen enjoys views and access to the rear garden.

Upstairs, two generously sized bedrooms are served by a family bathroom, offering comfortable accommodation with plenty of scope for enhancement. While the property would benefit from a degree of updating, it offers a wonderful canvas for buyers looking to add their own style and create a home tailored to their individual tastes.

Outside, the property enjoys a private rear garden, providing a peaceful retreat for summer gatherings, or simply enjoying the outdoors.

Conveniently positioned for local amenities, schools, transport links and the vibrant town centre of Tunbridge Wells, this attractive home combines potential, location and charm in equal measure.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

Lounge

Dining Room

Kitchen

First Floor

Landing

Bedroom One

Bedroom Two

Bathroom

Outside

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.

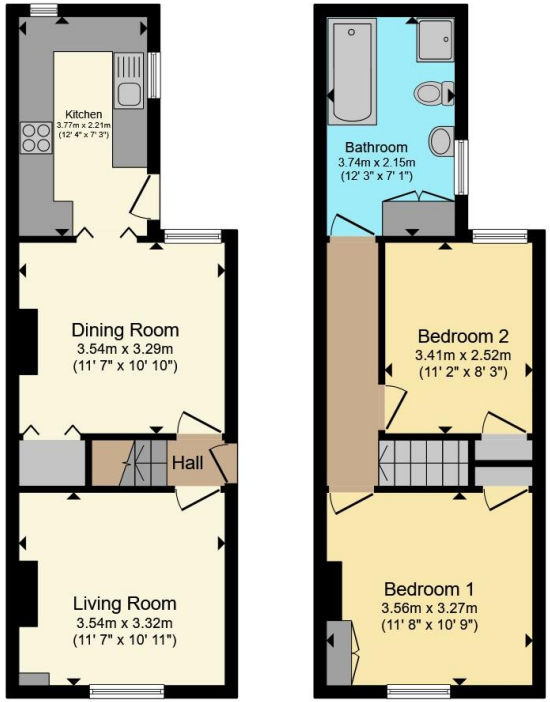
In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge 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.

Agents Note

Please note there is no central heating system, a gas fire is located within the lounge.



Ground Floor **First Floor**

Total floor area 71.0 m² (764 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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EPC Rating: G

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406948

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.