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Shirley Gardens, Tunbridge Wells, TN4 8TG

Offers In Region Of £525,000

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Positioned within the popular Shirley Gardens, this generously proportioned three bedroom home (with potential for fourth bedroom on ground floor) offers an impressive amount of versatile living space, together with an integral garage and a well established rear garden.

The entrance hallway provides access to the principal ground-floor rooms, including a useful shower-room. To the front of the property is a separate home office, a flexible room that would work equally well as a fourth bedroom, playroom or additional reception space.

The kitchen is well arranged with a good selection of fitted cupboards and generous worktop space. Beyond this, the standout feature of the home is the exceptionally spacious living and dining room. Extending to almost 22 feet in length, this bright and sociable space offers plenty of room for both comfortable seating and a full-sized dining table. The large window and door at the rear provide a lovely outlook across the garden.

The integral garage offers valuable storage and in addition, parking for two cars, with an adjoining utility area providing additional practicality.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom is a particularly comfortable double, with a wide front-facing window and fitted wardrobes. The second bedroom is another generous double also benefitting from fitted wardrobes, while the third would make an ideal child's bedroom, guest room or upstairs office. The accommodation is completed by the family bathroom.

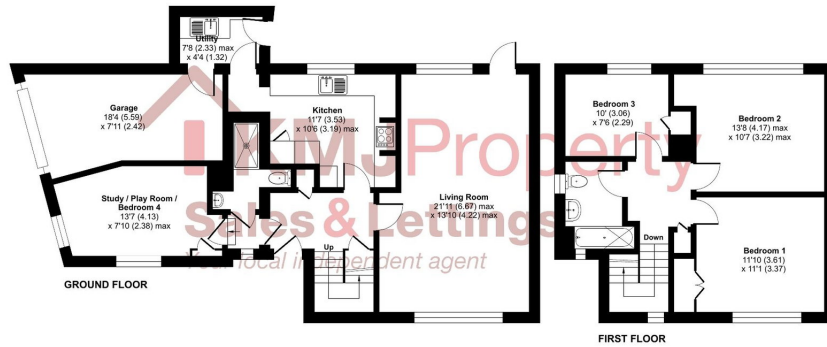
Outside, the property enjoys an established front garden, while the long rear garden provides an excellent sense of space and privacy. Mature trees, shrubs and planted borders create a leafy setting, with plenty of scope for outdoor seating, family life and keen gardeners to make the space their own.

Shirley Gardens is conveniently positioned for local amenities and transport connections, with a regular bus service running approximately every 15 minutes into Tunbridge Wells. The town is particularly well regarded for its fantastic choice of primary and secondary education, alongside an excellent range of shops, restaurants, recreational facilities and mainline rail services.



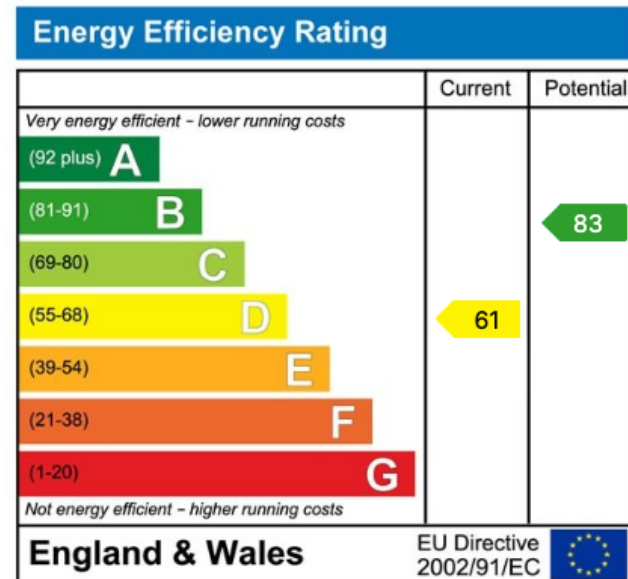
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Approximate Area = 1215 sq ft / 112.8 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1358 sq ft / 126 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for NCU Property. REF: 1403614

- Three/Four well-proportioned bedrooms
- Spacious living and dining room
- Separate study/playroom/4th Bedroom
- Fitted kitchen with good storage
- Family bathroom and ground-floor shower-room
- Integral garage and useful utility area
- Long, established rear garden
- Frequent buses into Tunbridge Wells
- Parking for two cars
- Council Tax Band: D EPC D



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