



**Connells**

Huntleys Park  
TUNBRIDGE WELLS



## Property Description

This beautifully presented semi-detached home, built by the renowned Berkeley Homes in the mid-1990s, is ideally situated within a highly sought-after cul-de-sac on the desirable north-west side of Tunbridge Wells.

Accessed via a shared pathway, the property opens into a welcoming entrance hallway, leading into a superb open-plan kitchen, dining, and living space. The elegant Wren kitchen is thoughtfully designed with sleek Corian worktops, a breakfast bar with inset sink and striking copper tap, and a full range of integrated Bosch appliances.

A stylish cloakroom completes the ground floor.

The living area flows effortlessly, featuring a bespoke media unit and patio doors opening onto a stylish, maintenance-free garden, creating a seamless indoor - outdoor feel.

Practical understairs storage adds further convenience with an integrated Hotpoint point washer/dryer.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes, along with a versatile office space ideal for modern living. A contemporary bathroom, finished with slate-style tiling and a shower over the bath, serves the accommodation.

Externally, the property benefits from a low-maintenance garden with gated access and parking.

## Ground Floor

### Kitchen/Breakfast Room

### Lounge

### Understairs Utility Area

Integrated Hotpoint point washer/dryer

## First Floor

### Landing

### Bedroom One

### Bedroom Two

### Bedroom Three

### Office

### Bathroom

### Outside

### Allocated Parking For Two Cars

### Rear Garden

### Communal Garden

## Additional Upgrades

- Oak Doors Throughout

Kitchen

- Bosch Integrated Electric Oven

- Bosch Integrated Microwave

- Bosch Integrated Four-Ring Induction Hob

- Sleek Corian Work Surfaces

- Copper Mixer Tap

- Integrated Fridge/Freezer

- Vertical Radiator

- High-Quality Kinder Solid Smoked Oak Flooring With A Brushed Matt Lacquered Finish

- Concealed Under-Cabinet Lighting

Bathroom

- Grey Slate-Style Tiling

Lounge

- Media Unit

## 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.

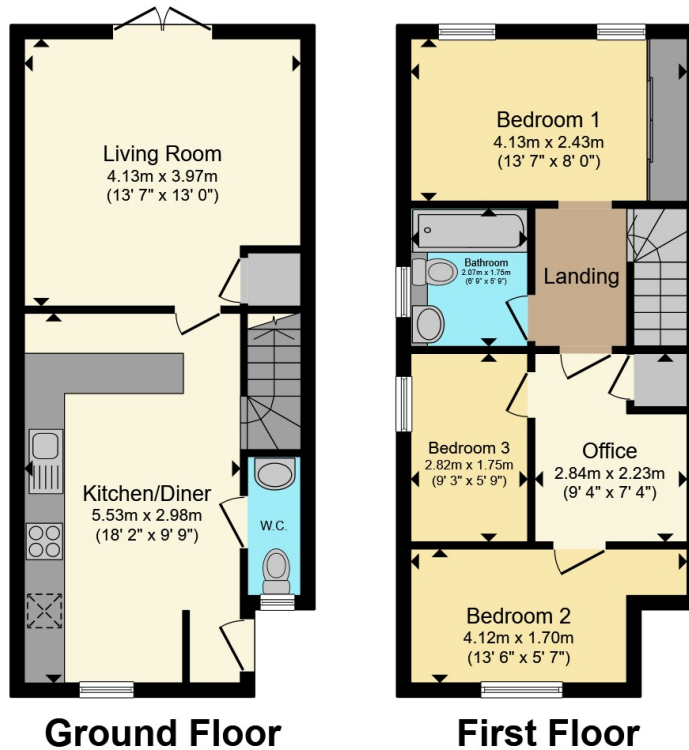
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts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









Total floor area 77.2 m<sup>2</sup> (831 sq.ft.) approx

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To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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