


Connells

Stanley Road
Tunbridge Wells

# Stanley Road
# Tunbridge Wells TN1 2RL

for sale
**£315,000**







## Property Description

Situated in a convenient and popular location within Tunbridge Wells, this charming two-bedroom home offers well-proportioned accommodation throughout and presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property is located on Stanley Road, providing easy access to the town centre, local amenities, highly regarded schools, and excellent transport links, including Tunbridge Wells Mainline Station.

The accommodation comprises a welcoming sitting room, a fitted kitchen/dining room with ample storage and workspace, and a downstairs shower room.

To the first floor are two generously sized bedrooms, both offering comfortable living space and plenty of natural light.

Externally, the property benefits from a private rear garden with summerhouse, providing an ideal space for outdoor dining, entertaining, or simply relaxing during the warmer months.

**Ground Floor**

**Lounge**

**Kitchen / Dining Room**

**Bathroom**

**First Floor**

**Bedroom One**

**Bedroom Two**

**Outside**

**Rear Garden**

## Location

Stanley Road is a delightful and characterful address, enviably positioned just off the ever-popular Camden Road and within easy reach of the heart of Tunbridge Wells. This highly desirable location blends the charm of a residential setting with the convenience of town-centre living, placing an excellent selection of boutique shops, cafés, restaurants, and bars just moments away. The Royal Victoria Place shopping centre and Tunbridge Wells mainline station are both within comfortable walking distance, making it ideal for commuters and those seeking a vibrant lifestyle. With the town's rich heritage, picturesque surroundings, and superb amenities on your doorstep, Norman Road presents a wonderful opportunity to enjoy the very best that Tunbridge Wells has to offer.

## Agents Note

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

## Agents Note

We have limited knowledge about this property, but this does not take away our responsibility to evidence that we have taken steps to establish facts and use our professional knowledge.







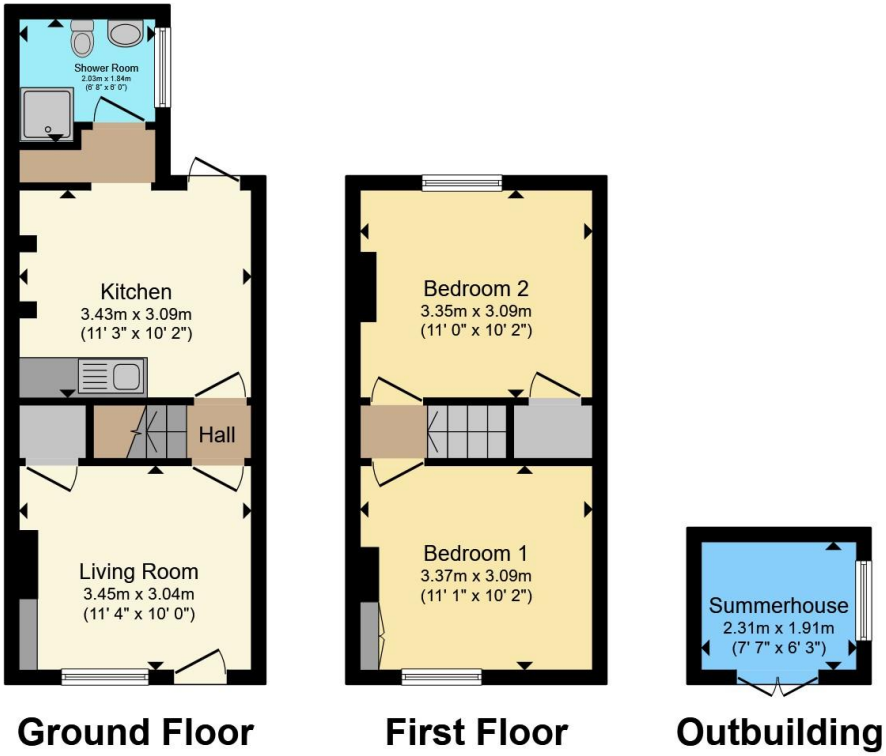













Total floor area 54.4 m² (585 sq.ft.) approx

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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To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: Awaited

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/TWL407121**

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.