

Connells

Wolseley Road
Tunbridge Wells

Wolseley Road
Tunbridge Wells TN4 9BJ

For Sale Offers in excess of
£360,000







Property Description

Situated on the popular Wolseley Road in Tunbridge Wells, this deceptively spacious four-bedroom mid-terraced Victorian residence offers a wealth of character and period charm whilst presenting an excellent opportunity for buyers seeking a property they can modernise and personalise to their own taste.

Retaining many original features throughout, the accommodation is arranged over three floors and provides generously proportioned living space.

The ground floor comprises a welcoming lounge featuring an attractive cast iron fireplace, creating a charming focal point to the room. To the rear, the kitchen/breakfast room offers ample space for everyday dining and entertaining, with access leading through to a useful utility area, family bathroom and a conservatory overlooking the garden.

On the first floor, there are two well-proportioned bedrooms (along with bedroom three leading to bedroom four). The second floor is dedicated to an impressive principal bedroom suite, providing a spacious and versatile room complemented by its own en-suite bathroom.

Externally, the property benefits from a well-established, multi-level rear garden, offering a variety of seating, planting and recreational areas, making it an ideal space to enjoy during the warmer months. The mature setting provides excellent potential for keen gardeners and those looking to create a private outdoor retreat.

Ground Floor
Lounge
Kitchen/Dining Room
Utility Area
Downstairs Bathroom
Sun Room
First Floor
Bedroom Two
Bedroom Three

Accessing bedroom four accessed from bedroom three

Bedroom Four

Accessing bedroom four accessed from bedroom three

Second Floor
Bedroom One

Restricted Head Height

En-Suite Bathroom

Restricted Head Height

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.

Agent's Note

We have been unable to obtain verification of building regulation certification for the [historical loft conversion] to the property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Agent's Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.












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Total floor area 93.2 m² (1,003 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: E

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406878

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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.