

Connells

Summervale Road
Tunbridge Wells

Summervale Road
Tunbridge Wells TN4 8JG

for sale
£378,000







Property Description

Situated on the highly sought-after Summervale Road, this attractive three-bedroom home offers an exciting opportunity for purchasers seeking a property with scope to extend or further develop, subject to the necessary planning permissions.

The accommodation comprises a welcoming entrance hall, spacious living room, separate dining room, convenient downstairs cloakroom, utility room and a well-appointed kitchen fitted with a range of integrated appliances.

To the first floor are three generously proportioned bedrooms, two of which benefit from built-in wardrobes, alongside a stylish family bathroom.

Externally, the property enjoys a substantial rear garden, predominantly laid to lawn and bordered by mature shrubs and hedging, providing a high degree of privacy. The garden backs onto open fields, creating a delightful semi-rural outlook rarely found so close to local amenities.

Conveniently positioned within easy walking distance of the train station and everyday amenities, this charming home successfully combines countryside views, excellent potential, and a highly desirable location.

Ground Floor

Entrance Hall

Lounge

Dining Room

Kitchen

Downstairs Cloakroom

Utility Room

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Front Garden

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 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

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we

will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.







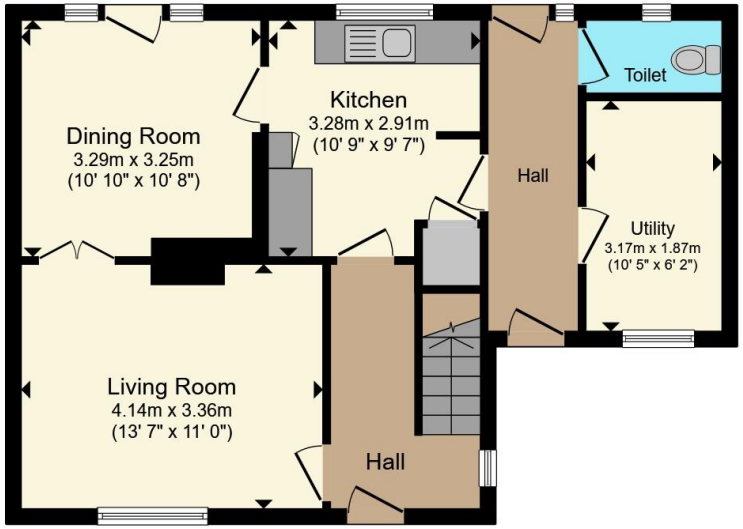




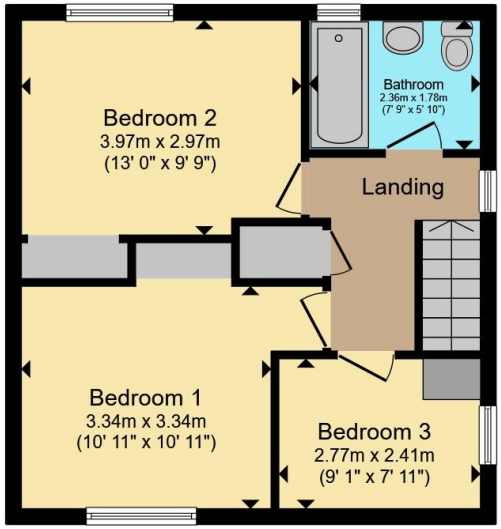








Ground Floor



First Floor

Total floor area 98.7 m² (1,062 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

Connells

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL407080

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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.

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