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 **KMJProperty**
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Coniston Avenue, Tunbridge Wells

Offers In Region Of £550,000

3 1 1



The exterior of this property boasts a driveway and a charming front garden.

As you approach the property, you will find a small porch area leading to the front door.

Upon entering, you are met with a spacious hallway leading to the main living areas.

To your left, there is a small WC with a wash basin for added convenience.

To your right is the well-proportioned living area, a bright and inviting space that also provides access to the rear garden.

Straight ahead is the kitchen, which offers plenty of storage, ample counter top space, and integrated appliances. The kitchen is filled with natural light thanks to the large window.

The kitchen also provides access to the rear garden and an additional access into the living room.

Upstairs, the large landing leads to three spacious double bedrooms.

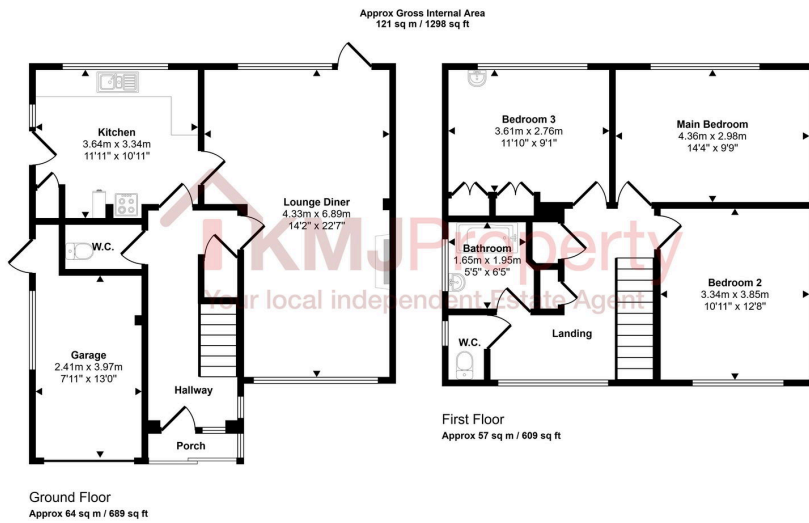
The upstairs bathroom features a shower over bath, a sleek wash basin, and plenty of storage.

Adjacent to the bathroom is a small W.C.

The rear garden is tiered, with a spacious patio area and a lawn, complemented by a pathway along the side.

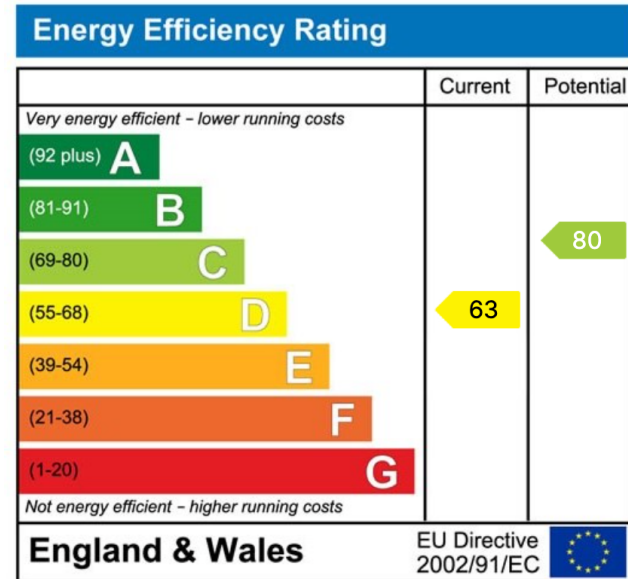
This property boasts a great location. St John's Road, with its shops, bars, and restaurants, is a short walk away, while Royal Victoria Place is 1.2 miles and The Pantiles 1.5 miles, offering further shopping and dining options. Tunbridge Wells station (1.4 miles) and High Brooms station (1.9 miles) provide fast trains to London in under an hour. The A21 is easily accessible, linking to the M25, Gatwick, Heathrow, and the Channel Tunnel. The area is ideal for families, with Bishops Down Primary and Rose Hill School just 0.2 miles away, Bennett Memorial Diocesan School 0.4 miles, and Broomhill Bank School 0.7 miles. Nearby grammar schools include The Skinners' School, Tunbridge Wells Girls' Grammar, and Tunbridge Wells Boys' Grammar. This property offers a fantastic location with excellent transport links, and is close to schools, shops, and restaurants.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- 3 Double Bedrooms
- Detached
- Driveway
- Large Living Area
- Large Rear Garden
- Project Property
- NO CHAIN
- Council Tax band: E



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