



7 Shandon Close, Tunbridge Wells, Kent, TN2 3RE

Guide Price £220,000 Freehold

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Tucked away in a peaceful residential cul-de-sac, this attractive 1960s detached family home offers spacious and flexible accommodation, with excellent potential to extend (subject to the necessary planning permissions). Ideally located less than a mile from Tunbridge Wells Station and approximately 1.7 miles from the A21, the property is perfectly positioned for commuters seeking convenience with a tranquil setting. The house features a charming front elevation with decorative weatherboarding and natural stone, while large windows throughout provide an abundance of natural light. Sitting on a generous plot, the property also benefits from ample space to the side, offering clear potential for future expansion if desired. On the ground floor, the accommodation includes a welcoming entrance hallway, a cloakroom/WC, a study or potential fifth bedroom, a spacious living room with doors opening onto the garden, a separate dining room, a fitted kitchen, and a utility area (subject to verification). Upstairs, there are three bedrooms, including a principal bedroom with en suite bathroom, along with a family bathroom and a separate WC. Outside, the property is approached via a generous driveway providing access to an attached double garage and a covered walkway. There are mature gardens to the front and side, while the walled rear garden offers a private and peaceful space, laid mainly to lawn and bordered by established shrubs and trees. Well-maintained by the current owners, this family home presents a fantastic opportunity to modernise or extend in a highly desirable location. Early viewing is highly recommended.

- A Detached 4/5???? Bedroom Family Home
- Close to Tunbridge Wells Town Centre & Under a Mile From the Station
- Sitting Room with Fireplace
- Kitchen/Breakfast Room
- Dining Room
- Study
- 4 Bedrooms Upstairs One With Ensuite
- Family Bathroom
- Generous Plot with Front and Rear Gardens
- Double Garage







## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

Council Tax Band: G



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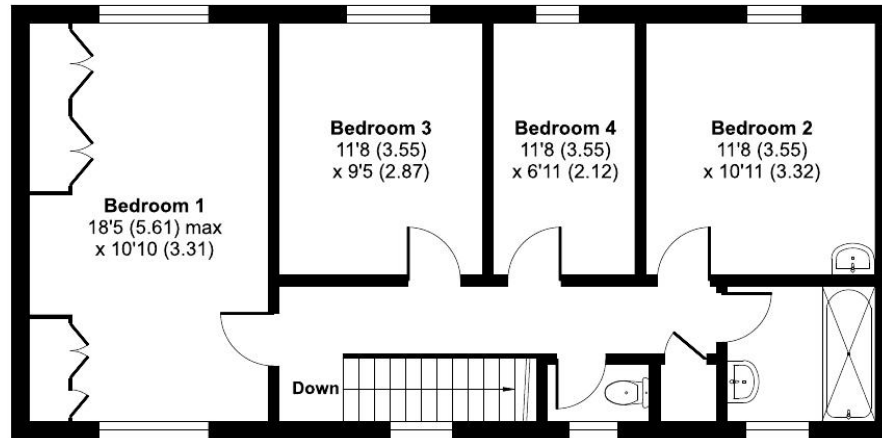
# Shandon Close, Tunbridge Wells, TN2

Approximate Area = 1481 sq ft / 137.5 sq m

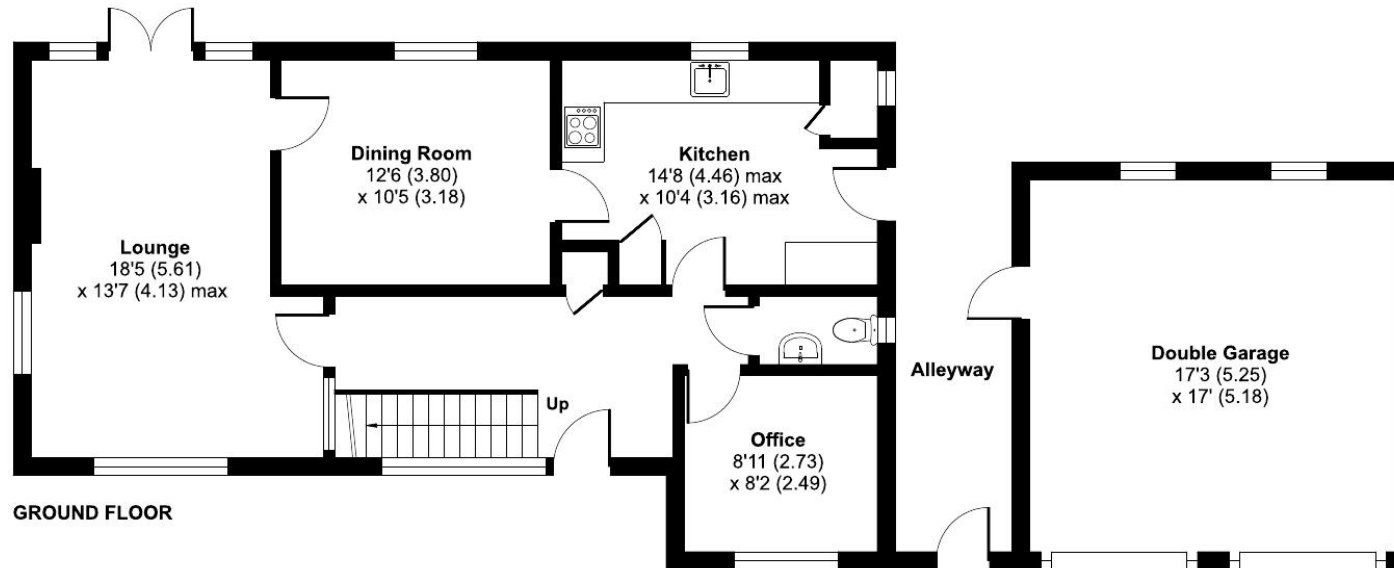
Garage = 293 sq ft / 27.2 sq m

Total = 1774 sq ft / 164.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts llp. REF: 1361772

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