



25 Monson Road, Tunbridge Wells, Kent, TN1 1LS

Price Range: £650,000 - £675,000 Freehold

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**bracketts**

Coming to the market with the benefit of no onward chain and located in the very heart of the town centre, just a stone's throw from the Amelia is this spacious 3 storey house in the centre of Royal Tunbridge Wells. Arranged over 3 storeys, there is an entrance hall with wood effect flooring, a spacious through reception with bay window to front area and an archway through to dining area which has a door to a small garden room and door to the garden beyond. The modern fitted Kitchen has some appliances, and a door to the garden, plus access to the cellar. On the first floor there is a spacious bathroom with a bath & separate shower cubicle, separate WC, and two double bedrooms, whilst on the second floor there are two further double bedrooms. There is gas central heating, a level rear garden, and allocated parking with permit required. We recommend an early viewing.

- Town Centre location
- 3 Storeys
- Spacious through Reception Room & Sunroom
- Modern Fitted Kitchen
- Cellar
- Four double bedrooms
- Bathroom plus sep WC
- Rear Garden
- No onward chain
- Allocated parking





## 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: E



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# Monson Road, Tunbridge Wells, TN1

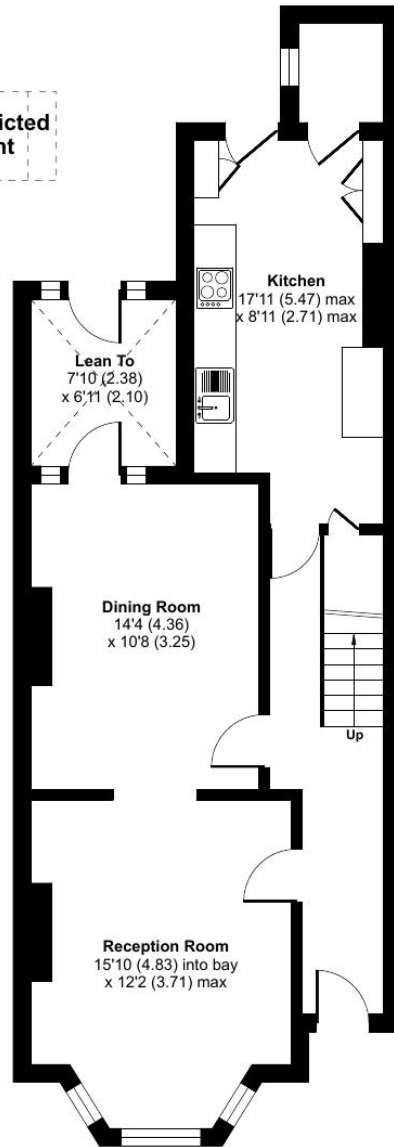
Approximate Area = 1577 sq ft / 146.5 sq m (excludes lean to)

Limited Use Area(s) = 20 sq ft / 1.8 sq m

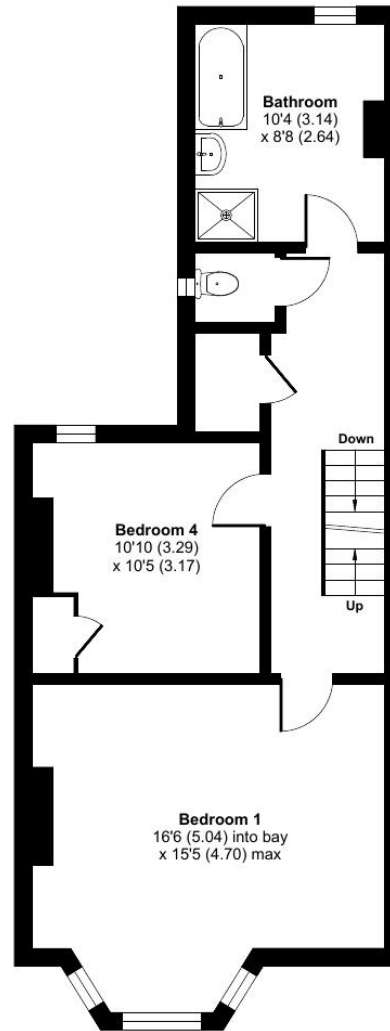
Total = 1597 sq ft / 148.4 sq m

For identification only - Not to scale

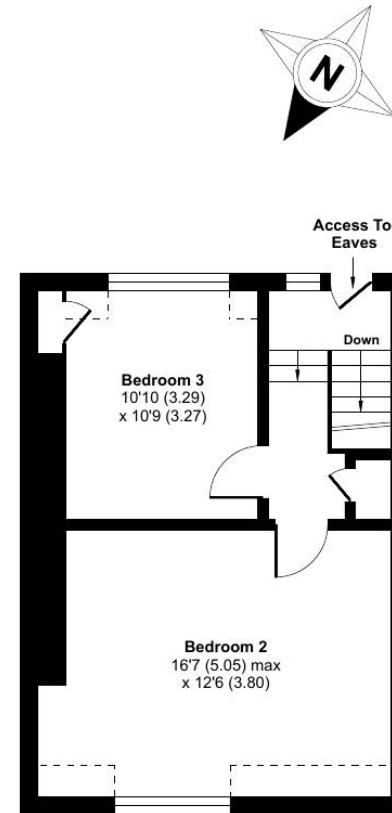
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Bracketts llp. REF: 1290577

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