



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



## 9 Stafford Road

Tunbridge Wells, Tunbridge Wells

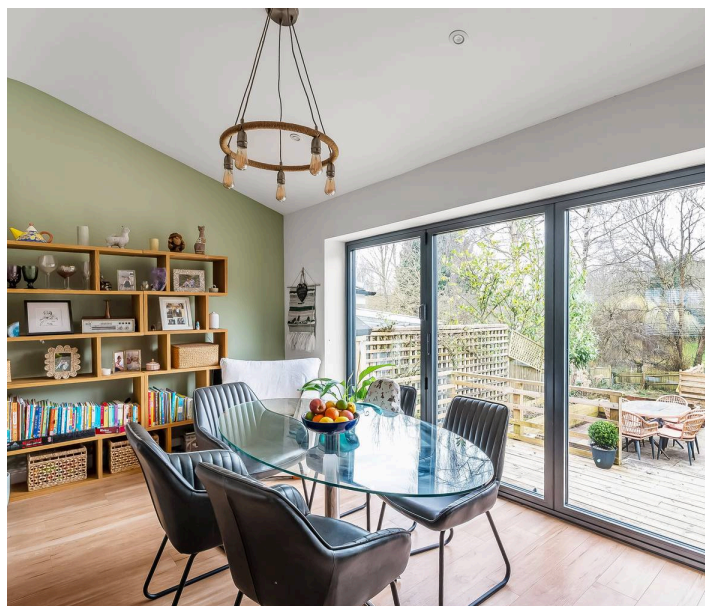
Kings Estates are pleased to present this spacious four bedroom semi detached cottage on a private road in Tunbridge Wells, featuring open plan living, a stylish kitchen and a good sized garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial semi detached cottage
- Highly sought after location on a private road
- Four good sized bedrooms
- En suite shower room to the principal bedroom
- Large L shaped open plan living space with elevated views across the garden and bifold doors
- Modern shaker kitchen with quartz worktops
- Ground floor study or potential bedroom five
- Ground floor cloakroom and utility cupboard
- Good sized South-West facing rear garden
- Off road parking to the rear of the garden





Kings Estates are pleased to present this substantial semi-detached cottage, set within a highly sought after private road in Tunbridge Wells. Beautifully presented throughout, the property offers a charming country-chic feel combined with generous and versatile family accommodation, including four bedrooms, spacious living areas and a good sized rear garden.

The ground floor provides an impressive L-shaped open plan living area designed for modern family life. The spacious sitting room is filled with natural light and centred around a striking rustic fireplace with a wood burning stove, creating a warm and inviting focal point. This flows seamlessly into the kitchen/diner, a fantastic space for entertaining and everyday living, with elevated views across the garden and bifold doors opening onto the decking area. The modern shaker-style kitchen, installed in 2024, is finished with quartz worktops, a butler sink with brass mixer tap, induction hob, eye level microwave, oven below, integrated dishwasher and an excellent range of storage including soft close pull-out drawers. A separate family room offers excellent versatility and could easily serve as a study, playroom or fifth bedroom, complete with shutters. A useful ground floor cloakroom and utility cupboard with space for a stacked washing machine and dryer completes the accommodation.

Upstairs, the first floor hosts four well proportioned bedrooms. The principal bedroom is a generous space and benefits from an en suite shower room. Bedroom two enjoys elevated views overlooking the garden, while bedroom four also takes advantage of the same attractive outlook. Bedroom three, also fitted with shutters, provides an ideal guest room or nursery. The family bathroom is finished in neutral tones and fitted with a bath with shower over. Externally, the property benefits from a good sized rear garden, surrounded by mature trees and shrubs and offering a pleasant sense of privacy. Immediately outside the property is a decked seating area, ideal for outdoor dining and relaxing, with steps down to a substantial Indian sandstone patio area and a lawned garden, providing plenty of space for children to play and for entertaining during the warmer months. At the end of the garden there is off road parking accessed via a private road, along with additional parking to the front by neighbours' agreement.

## OTHER INFORMATION

COUNCIL TAX BAND - E (Tunbridge Wells Borough Council)

TENURE - Freehold

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

## THE LOCATION

The historic spa town of Royal Tunbridge Wells lies approximately 30 miles south of London and is surrounded by attractive countryside, making it a popular base for commuters to the capital. The town offers an excellent range of shopping, restaurants, cafés and cultural attractions, together with a wide choice of highly regarded state and private schools, making it particularly appealing for families.

Stafford Road is situated to the east of the town centre in a popular residential area with a slightly semi-rural feel. The property is within close proximity of the highly regarded Dunorlan Park, a beautiful Grade II listed park extending to around 30 acres, centred around a six-acre lake and offering scenic walks, open green spaces and a café.

The town centre, including the historic Pantiles and a wide range of shops, restaurants and leisure facilities, lies approximately 1.5 miles away.

Schools: The area is well served by a number of highly regarded schools in both the state and private sectors, including the Kent grammar schools. Local options include St Peter's Primary School (1.4 miles away), The Skinners' Academy and Beechwood Sacred Heart School.

Mainline Rail: High Brooms station is approximately 1.1 miles away and Tunbridge Wells station about 1.3–1.5 miles, both providing regular services to London Charing Cross, London Bridge, Waterloo East and Cannon Street.

Communications: The A21 provides access to the M25 at Junction 5, linking to the national motorway network, Gatwick and Heathrow airports, and the Channel Tunnel.





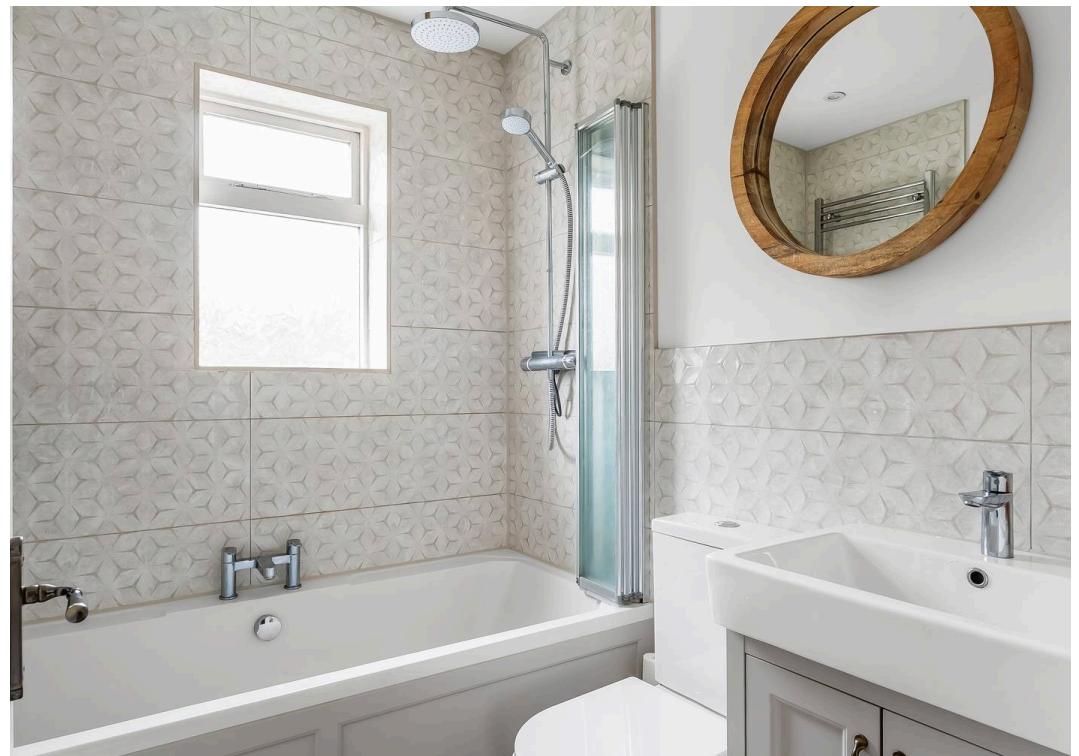
= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1281987)

www.bagshawandhardy.com © 2026





# Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367 • [hello@kings-estates.co.uk](mailto:hello@kings-estates.co.uk) • [www.kings-estates.co.uk/](http://www.kings-estates.co.uk/)



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY