



**Connells**

Coniston Avenue  
Tunbridge Wells



## Property Description

Discover this charming detached bungalow, ideally positioned on a peaceful residential road and surrounded by natural beauty, including nearby woodland walks. Offering two generously sized bedrooms and a beautifully maintained garden, this home is perfect for those seeking comfort, tranquillity, and convenience.

The accommodation features an inviting entrance hall, a bright and spacious lounge/dining room, and a well-proportioned kitchen/breakfast room. There are two bedrooms, with the master benefiting from built-in wardrobes, along with a well-presented bathroom.

Outside, the delightful rear garden can be enjoyed from the kitchen. Lovingly cared for, it boasts shaped lawn areas, mature shrubs, and trees. To the front, a neat garden and driveway lead to the attached garage, providing ample parking and storage.

## Ground Floor

### Entrance Hall

### Lounge/Dining Room

### Kitchen/Breakfast Room

### Bedroom One

### Bedroom Two

### Bathroom

### Outside

### Front Garden

### Rear Garden

### Driveway

### Garage

## 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.

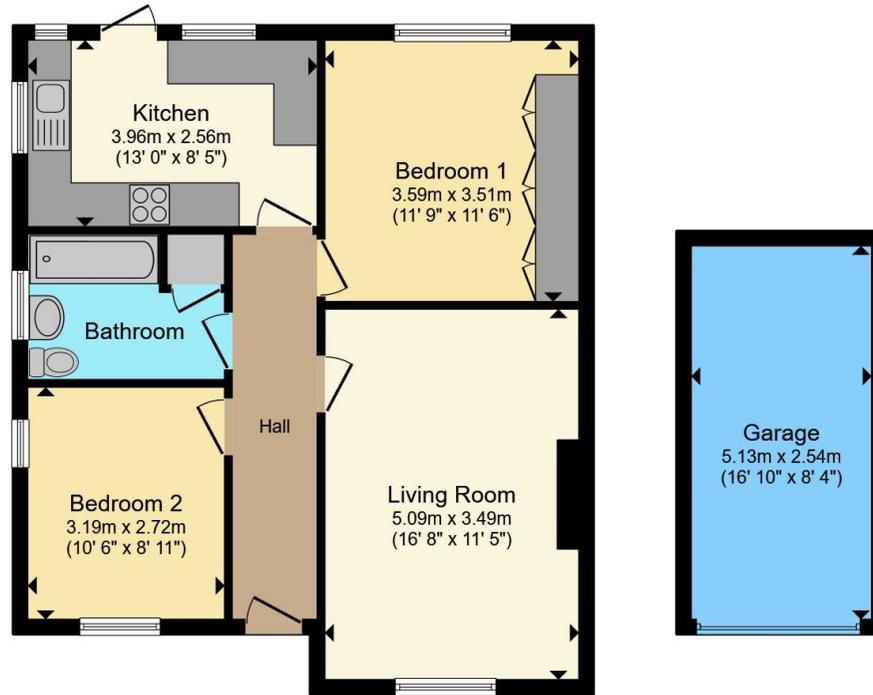
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts 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.









**Floor Plan**

**Garage**

Total floor area 76.2 m<sup>2</sup> (821 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](http://www.propertybox.io)



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5 Vale Road  
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EPC Rating: D Council Tax Band: D

Tenure: Freehold

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