



KINGS ESTATES

PROFESSIONALS IN PROPERTY



15 Colebrook Road

Tunbridge Wells, Tunbridge Wells

Kings Estates are pleased to present this stylish three-bedroom home with open plan living, a modern integrated kitchen, period fireplaces and a south-east facing garden close to the station.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi detached family home
- Three well-proportioned bedrooms
- Open plan lounge, dining room and kitchen
- Bay fronted living room with feature fireplace
- Modern handleless kitchen with integrated appliances
- Downstairs cloakroom (WC)
- Contemporary family bathroom
- South-east facing landscaped garden with side access
- Walking distance to mainline station
- Close to amenities





Kings Estates are pleased to present this beautifully enhanced three-bedroom semi-detached home, offering an exceptional blend of timeless character and contemporary living. Retaining a wealth of period charm, including striking fireplaces to both principal reception rooms and an attractive bay window to the front, the property has been thoughtfully updated to suit modern lifestyles. The ground floor has been opened up to create a bright and sociable living space, where the lounge, dining room and kitchen flow effortlessly together, ideal for both relaxed day-to-day living and entertaining guests.

The kitchen has been stylishly fitted with sleek handleless units, complemented by wood-effect work surfaces and a full range of integrated appliances, including a double oven, fridge/freezer, dishwasher and washing machine. Patio doors open directly onto the garden, drawing in natural light and enhancing the sense of space, while a side aspect window provides additional brightness. The ground floor is further complemented by a well-appointed cloakroom.

Upstairs, the galleried landing leads to two well-proportioned double bedrooms, both enjoying feature fireplaces which echo the home's heritage, alongside a third bedroom ideal as a nursery, home office or guest room. The family bathroom has been tastefully finished with a shower bath, vanity unit and contemporary fittings.

Externally, the property continues to impress with a delightful south-east facing rear garden, designed for both enjoyment and ease of maintenance. A patio seating area leads onto a level lawn bordered by mature shrubs. A generous side return provides useful access and additional storage potential, while a garden shed and outside tap add to the practicality. To the front, a charming patio garden with gated access sets the tone on arrival. Perfectly positioned within walking distance of the mainline station, this home offers an ideal balance of character, convenience and modern comfort.

OTHER INFORMATION

COUNCIL TAX BAND - C (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

High Brooms is a lovely community with plenty of local amenities situated between the vibrant spa town of Tunbridge Wells, Southborough and the convenient market town of Tonbridge.

Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

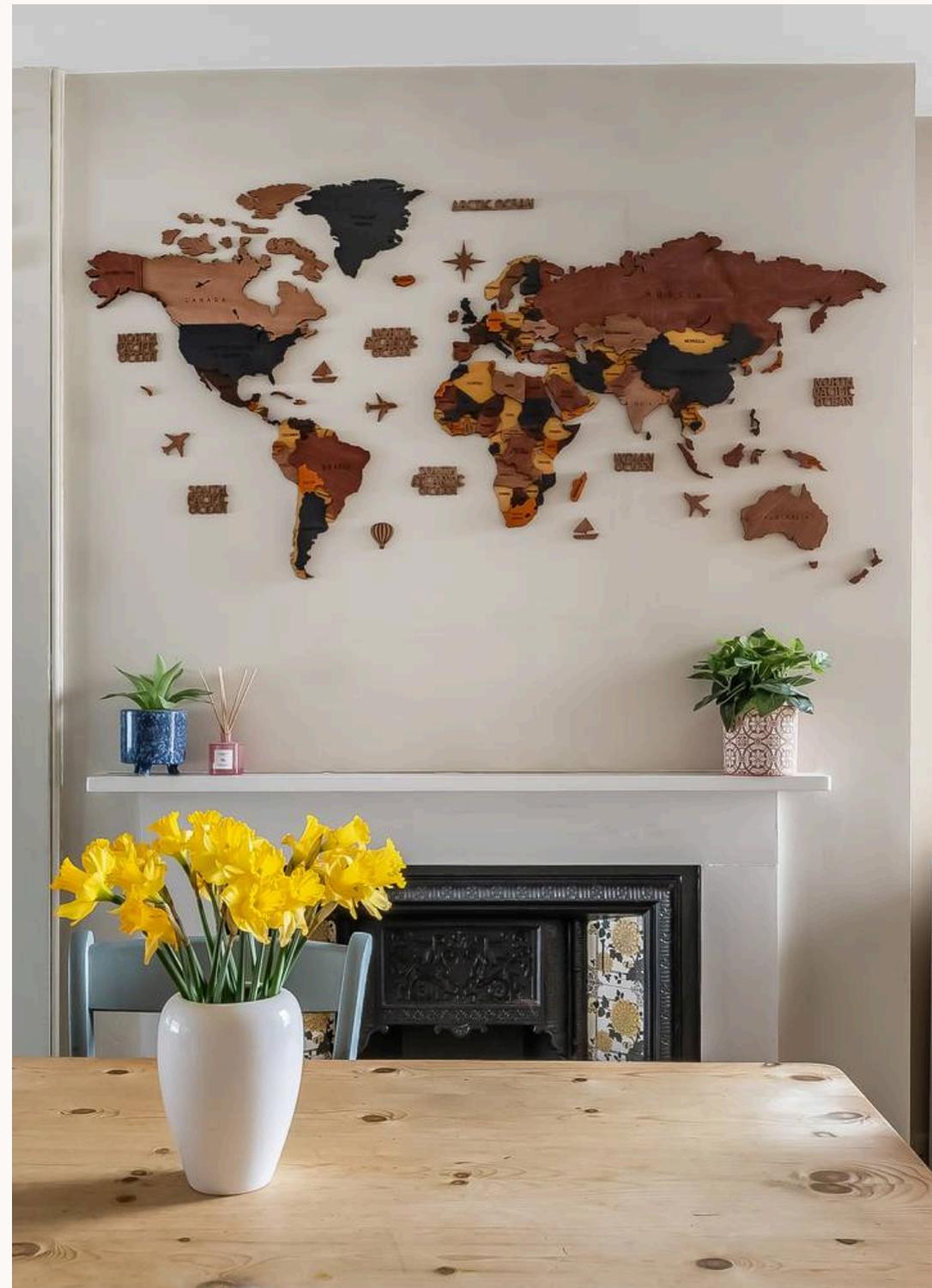
Amenities: High Brooms is located nearby to a number of local shops and also close to North Farm Industrial Park which has an Odeon Cinema, Nuffield Health & Fitness, Asda and M&S supermarkets. Nearby in the St Johns area there a number of "mini-supermarkets available, such as Sainsbury's Local, M&S Food and Waitrose, cafés, bars and restaurants, hairdressers and a good variety of local independent shops. The impressive, award-winning Bluewater Shopping Centre is only 26 miles away and if you want to escape to the coast, then the lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

State and Private Schools: There are many highly-regarded schools in the vicinity, including St Matthews Primary School, Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries.

Mainline rail: High Brooms (about 0.3 mile) with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes. The Centaur Commuter Coach service also stops along the St John's Road.

Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.



Approximate Gross Internal Area = 82.0 sq m / 883 sq ft
 Outbuilding = 4.5 sq m / 48 sq ft
 Total = 86.5 sq m / 931 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. (ID1287082)

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