



**12 Coniston Avenue, Tunbridge Wells – TN4 9SP**  
Tunbridge Wells

Guide Price **£800,000**

**bracketts**  
est. 1828





GUIDE PRICE £800,000 - £825,000

A rare opportunity to purchase a beautifully presented four bedroom semi detached family home in the highly sought-after **St John's Quarter of Tunbridge Wells**, within minutes' walk of exceptional primary and secondary schools, including a range of well-regarded grammar schools.

The property has been extended and modernised to create a stylish, contemporary home offering flexible and spacious accommodation throughout. The ground floor comprises entrance hall, a downstairs shower room / cloakroom WC and a study which could be used as a fifth bedroom if required. There is a generous dual-aspect sitting/dining room, alongside a beautifully designed open-plan kitchen/breakfast room with access to a separate utility room.

To the first floor, the accommodation includes four well-proportioned bedrooms, with an en suite shower room to the principal bedroom, and a modern family bathroom. Both the bathroom and en suite are finished to a high standard with sleek, contemporary fittings.

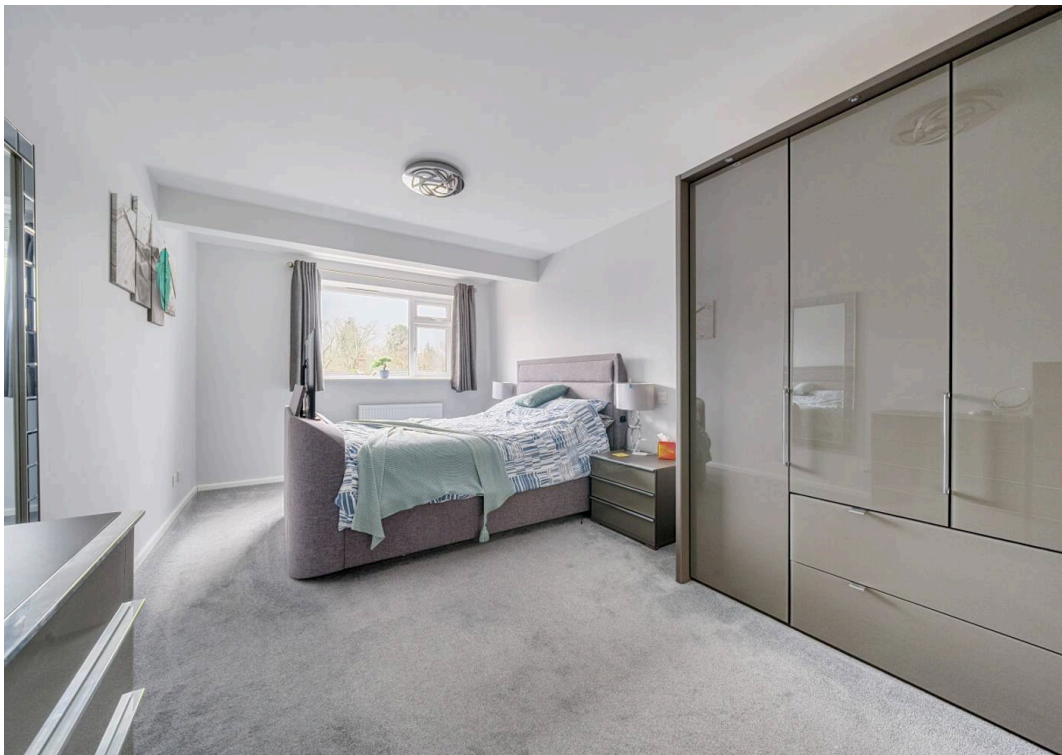
The rear garden offers a combination of lawn and patio seating area. A **detached home office/gym**, complete with power and lighting, provides excellent additional space. There is also nearby access to woodland to the rear, offering wonderful opportunities for nature walks and outdoor enjoyment.

To the front of the property, a driveway provides off-road parking for **two vehicles**.

Council Tax band: D Tenure: Freehold







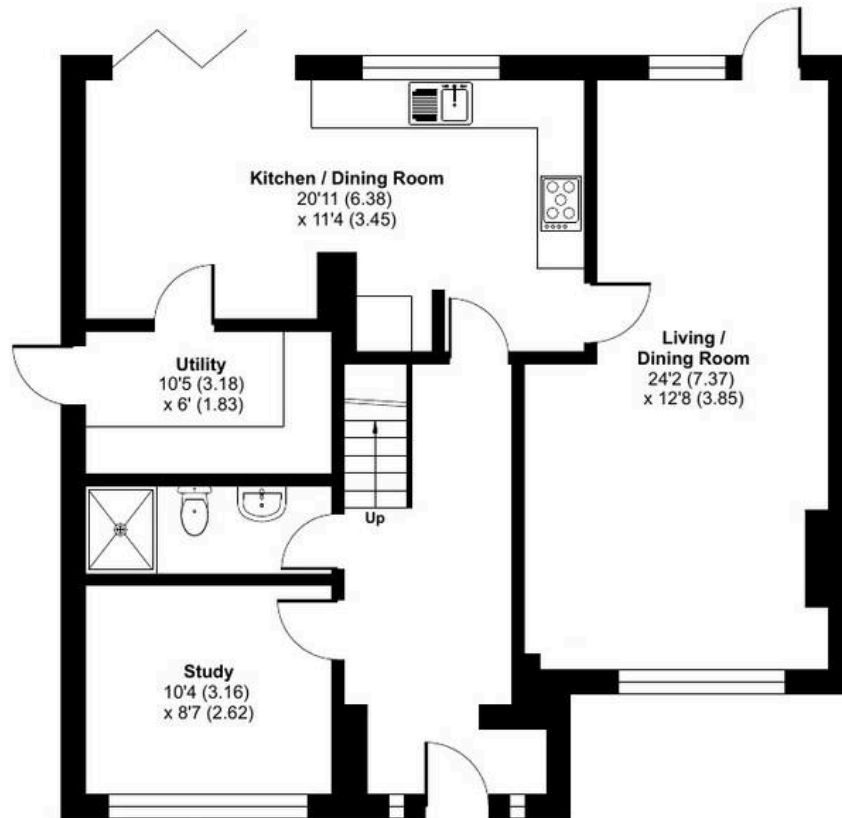
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Approximate Area = 1686 sq ft / 156.6 sq m

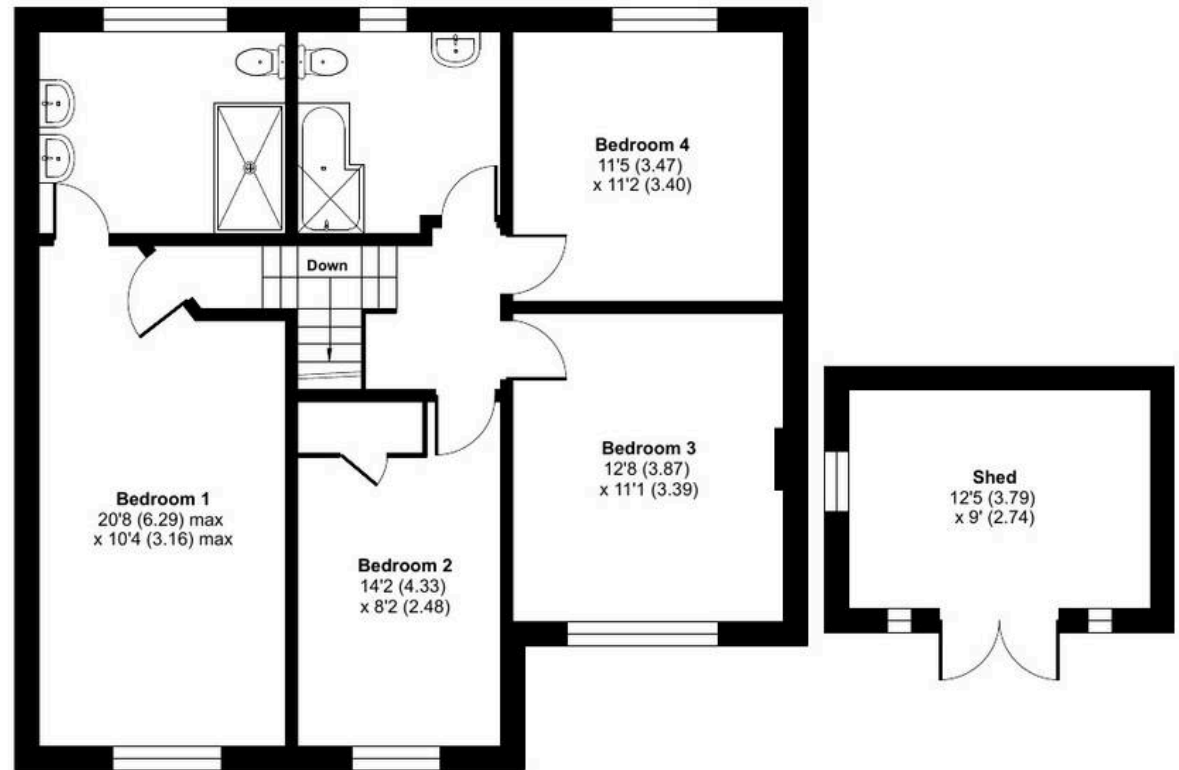
Outbuilding = 112 sq ft / 10.4 sq m

Total = 1798 sq ft / 167 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

