



36 Dorking Road, Tunbridge Wells, Kent, TN1 2LP

Price Range £595,000 - £625,000

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Priced to allow for modernisation and with no onward chain, we are delighted to be offering this detached family home for sale. This house has been in the family for 60+ years and is conveniently located close to Grosvenor Park / Hilbert Rec, and within 2/3rd mile from the town centre, and 1.1 miles from the mainline railway station in Tunbridge Wells. The park provides a useful cut through to High Brooms station. There is on street parking, side access and a generous and well stocked rear garden. Internally, the property is priced to allow for modernisation and retains its original timber sash windows with coloured glass and frosted inserts. There are two separate receptions downstairs, and a kitchen which leads to a further reception room plus a laundry cupboard and downstairs cloaks. Upstairs are three bedrooms, a family bath plus a separate cloakroom. This location is ideal for families with the proximity to the park, town centre, and a host of schools including the grammars which are all within under 1.5 miles.

- No onward chain
- Detached family house
- Close to Grosvenor Park / Hilbert Rec
- 3 reception rooms
- Downstairs cloakroom
- First floor bathroom
- 3 bedrooms
- Good size garden
- Priced for modernisation
- 1.1 miles to TW station





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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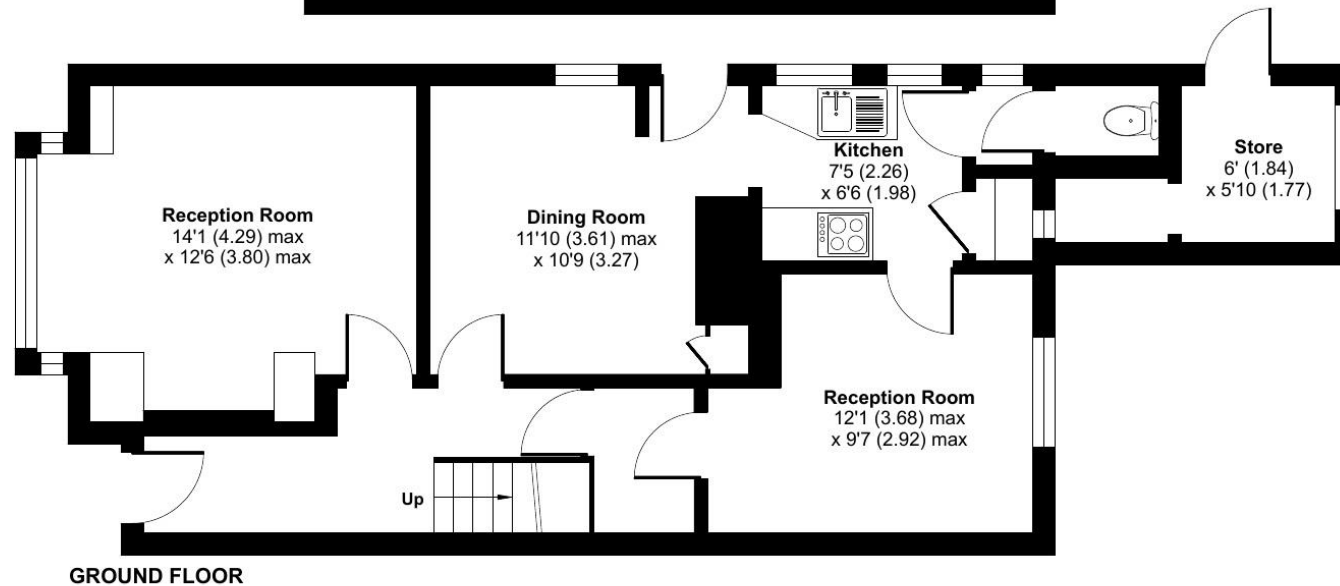
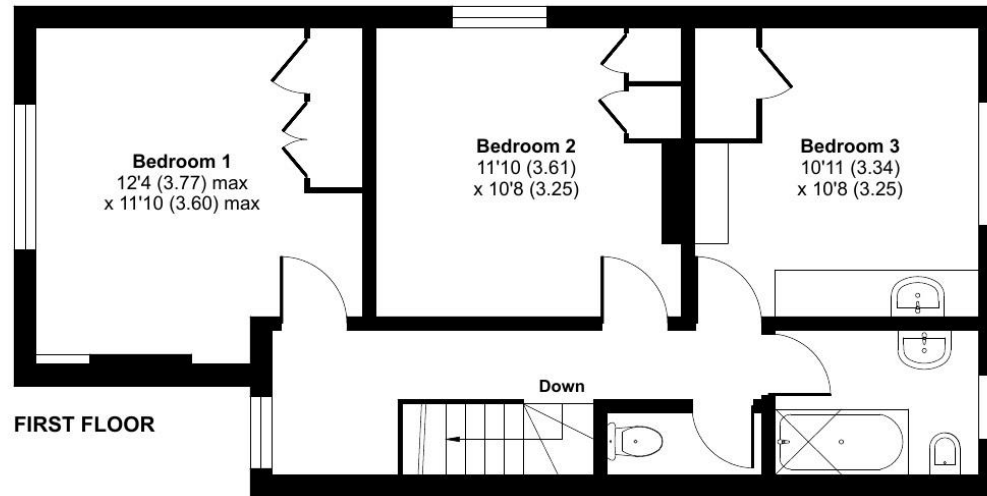
Dorking Road, Tunbridge Wells, TN1


Approximate Area = 1142 sq ft / 106 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 1186 sq ft / 110 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	45
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bracketts llp. REF: 1286279

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