



67 Bayham Road, Tunbridge Wells, Kent TN2 5HU

Guide Price £675,000 Freehold

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Enjoying an enviable location towards the southern fringes of the town, a property that is set close to foot and bridle paths into nearby countryside and is a mile or so from the Pantiles, Common and main line railway station as well as Frant station. This characterful cottage provides off-road parking and has a delightful, well-stocked, deep rear garden extending 150ft. The property benefits from double glazed windows and gas central heating. The accommodation on the ground floor comprises an entrance hall, bathroom and WC, a sitting room with open fire, low-level cupboard, housing electric consumer unit and meters. Wide picture window to front, dining room, breakfast room with a wall-mounted gas-fired boiler and low-level units. The kitchen area having worktop with inset sink, base units and plumbing provision for washing machine and dishwasher. This area enjoys a vaulted ceiling. There is a rear conservatory with double doors to the garden. Upstairs comprises, bedroom 1 with a picture window to the front with wonderful views across the countryside opposite. Bedroom 2 has twin windows to the rear and views of the garden. Bedroom 3 has a bulkhead store cupboard, a window to the side and there is also a shower room and WC. Externally the house is set well back from the road via a driveway providing off-road parking for two vehicles. A gate to the side then opens to the rear garden, which enjoys several distinct areas linked by pathways with shaded seating and a timber shed plus a greenhouse towards the rear boundary.

- An Appealing Semi-Detached House
- Tile Hung Elevations
- Three Bedrooms
- Shower Room and WC
- Two Reception Rooms
- Ground Floor Bathroom
- Gas Central Heating
- Double Glazing
- Off-Road Parking Facilities





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: D

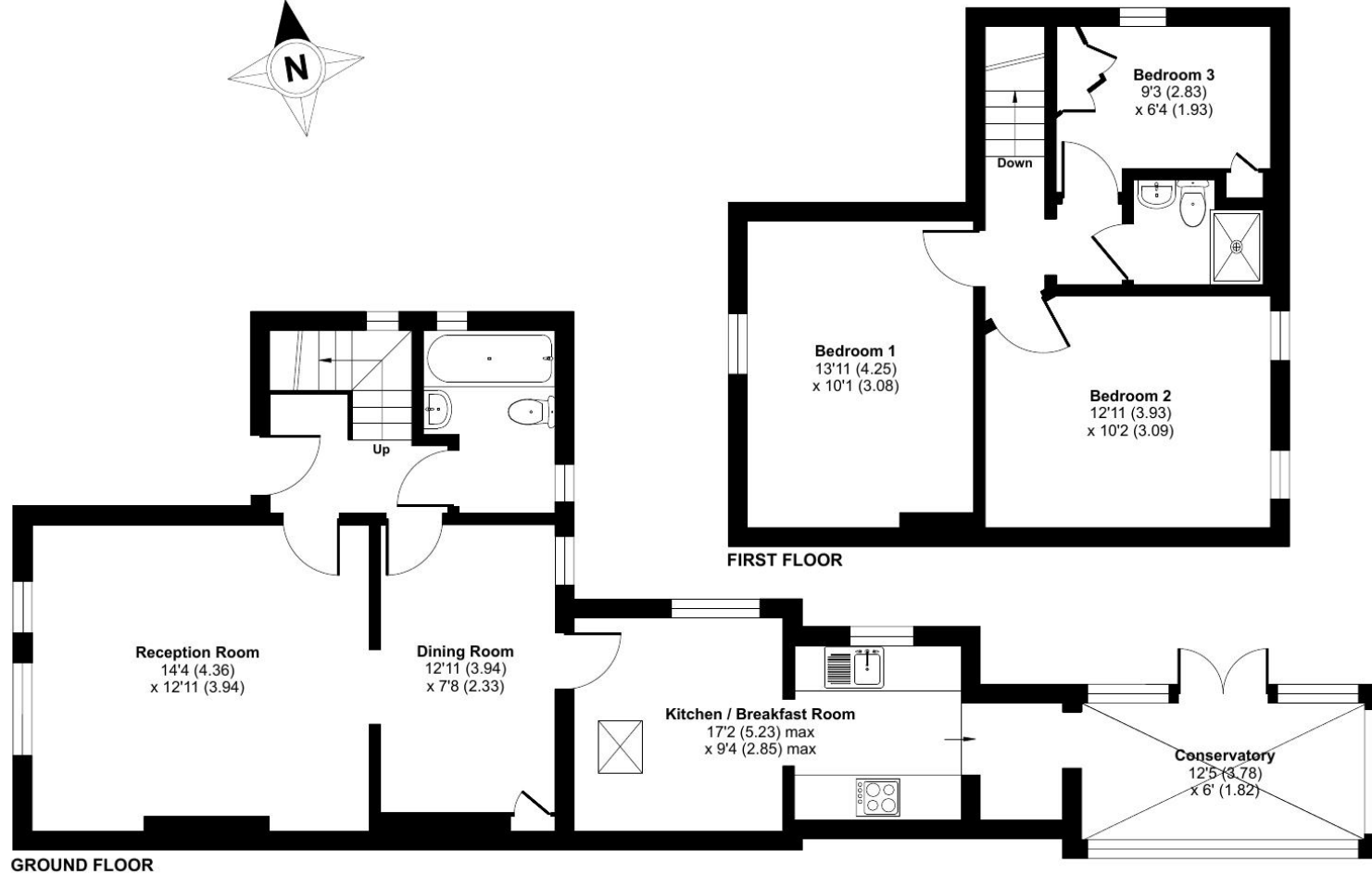


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Approximate Area = 1081 sq ft / 100.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Bracketts llp. REF: 1354685

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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