



6 Park House Gardens, Tunbridge Wells, Kent TN4 0NQ

Guide Price £700,000

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Tucked away in a quiet corner of Park House Gardens, this detached four-bedroom family home offers generous and versatile accommodation with excellent potential for modernisation. Situated in a highly desirable residential area of Southborough, the property is close to local shops, scenic country walks, a well-equipped park, and offers convenient bus links to Tunbridge Wells, Tonbridge, and local schools. Built in the 1980s and extended in later years, the property now offers approximately 2,070 sq ft of internal space, ideal for a growing family or even multigenerational living. The ground floor features four reception rooms, a conservatory, and a large double garage. Upstairs, you'll find four well-proportioned bedrooms, including a principal bedroom with en suite, and a family bathroom. Outside, the rear garden is surrounded by mature trees, providing a good level of privacy, while the front offers off-street parking in addition to the garage. The property is offered to the market with no onward chain, making it an ideal opportunity for buyers looking to move quickly. Early viewing is highly recommended to appreciate the space, location, and potential this home has to offer.

- A Detached 4 Bedroom Family Home
- In Need Of Modernisation
- Located in a Popular Cul De Sac
- Four Reception Rooms
- Four Bedrooms one Ensuite
- Conservatory
- Close to Country Walks, Schools, Buses & Pennington Park
- 2070sq ft of Flexible Accomodation
- Attractive Rear Garden
- Large Double Garage and Parking





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:



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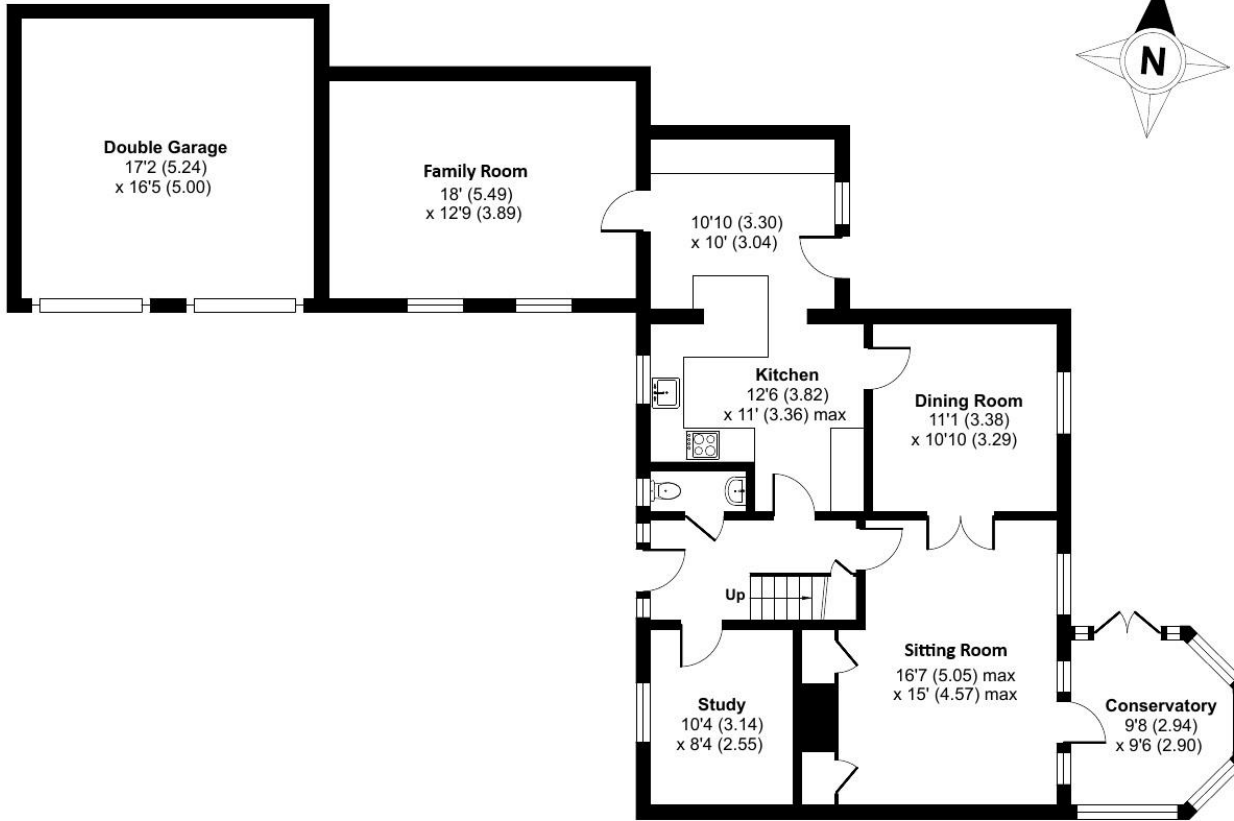
Park House Gardens, Tunbridge Wells, TN4

Approximate Area = 1788 sq ft / 166.1 sq m

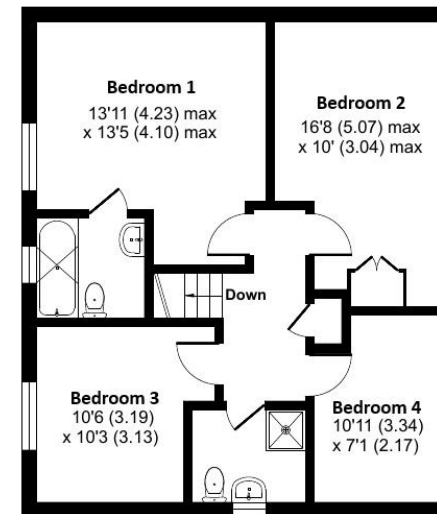
Garage = 282 sq ft / 26.1 sq m

Total = 2070 sq ft / 192.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	74
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts llp. REF: 1358753

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