



15 Kendal Park, Tunbridge Wells, Kent, TN4 9SX

Guide Price £525,000 - £550,000 Freehold

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A Fantastic Opportunity in a Highly Sought-After Location is this well-proportioned two double bedroom detached bungalow. A fantastic opportunity to acquire a home in a desirable cul-de-sac. Positioned on an elevated plot within Kendal Park, the property enjoys a peaceful setting while remaining conveniently close to the excellent range of amenities, shops, and schools that Tunbridge Wells has to offer. The location is well served by transport links, including nearby bus routes, rail connections, and easy access to major roads, making London and the surrounding areas readily accessible. Internally, the bungalow offers spacious and versatile accommodation. There are two generous double bedrooms, a shower room, and a separate cloakroom/WC, sitting and dining area, kitchen/breakfast room and to the rear, a bright sun room takes full advantage of the property's elevated position, enjoying attractive views over the established rear garden. The garden itself is mainly laid to lawn and features mature shrubs, trees, and well-tended borders. To the front, a driveway provides off-road parking and leads to a single detached garage which can be utilised as a studio, gym, or home office. Offered to the market with no onward chain. Early viewing is strongly recommended.

- Two Double Bedrooms
- Detached Bungalow
- Sought After Cul De Sac Location
- Sitting Room & Dining Area
- Shower Room & Cloakroom WC
- Kitchen / Breakfast Room
- Rear Sun Room Over Looking Rear Garden
- Detached Garage Converted into Studio / Office / Gym - Driveway to Front





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.



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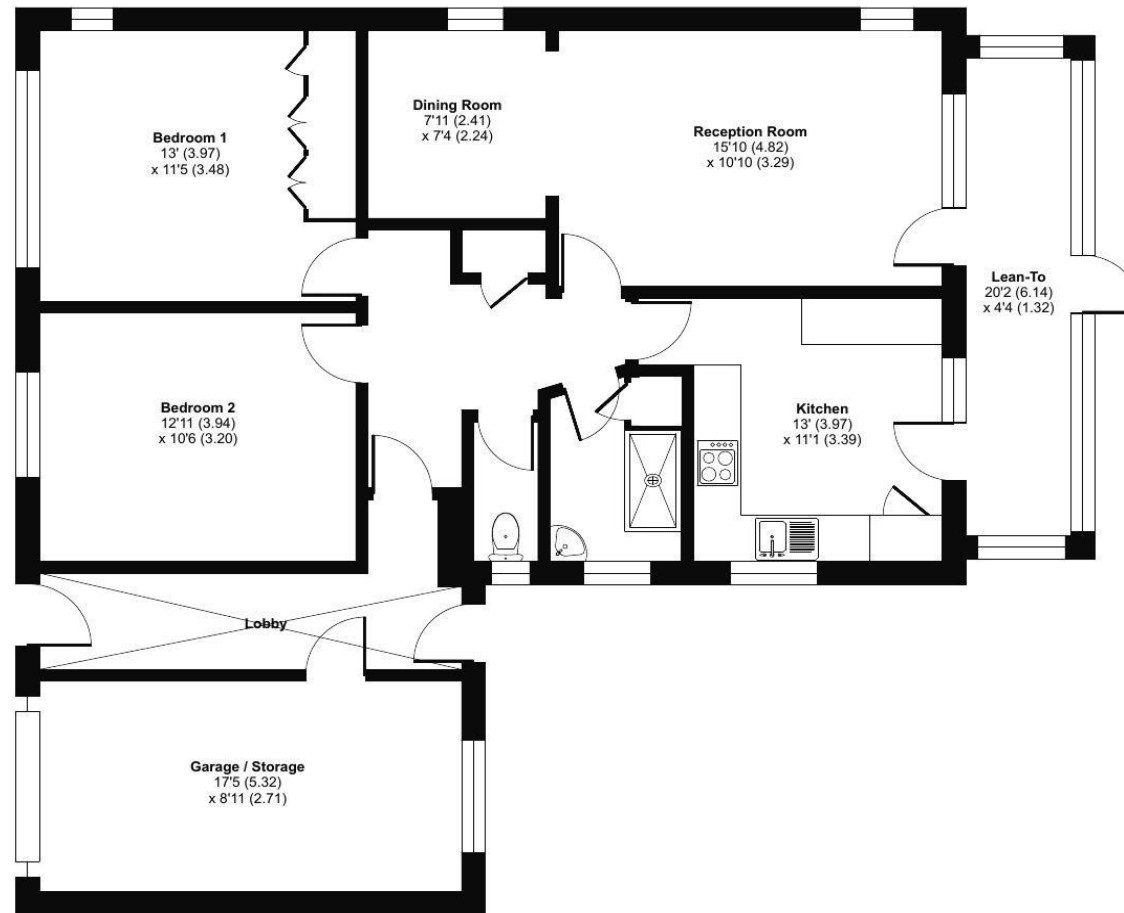
Kendal Park, Tunbridge Wells, TN4

Approximate Area = 912 sq ft / 84.7 sq m (excludes lean-to)

Garage / Storage = 155 sq ft / 14.3 sq m

Total = 1067 sq ft / 99 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1374529

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	EU Directive 2002/91/EC	

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