



31 Colebrook Road, Tunbridge Wells, Kent, TN4 9BS

Guide Price £375,000 Freehold

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to present this beautifully modernised two-bedroom Victorian mid-terrace home, which seamlessly blends contemporary upgrades with the charm and character of its period origins. The property offers surprisingly spacious accommodation, beginning with a generous living room to the front, featuring a striking feature fireplace. To the rear, you'll find a separate dining room, leading to a recently modernised kitchen with direct access to the landscaped rear garden. Upstairs, the spacious principal bedroom boasts a charming cast-iron feature fireplace, while the second bedroom provides additional versatility. The standout family bathroom is impressively large, featuring a bath with an overhead shower, a stylish vanity unit with twin sinks, and high-end modern finishes. This home is truly move-in ready, with showroom-quality interiors and a well-designed rear garden—perfect for outdoor entertaining or family activities, with a patio area and a lawn ideal for play equipment. Located in a fantastic position, the property is just a short walk from High Brooms train station, offering direct express links to London during peak hours—ideal for commuters. A viewing is highly recommended to fully appreciate all this exceptional family home has to offer!

- Victorian Property
- Stylish Presentation Throughout
- Landscaped Rear Garden
- Short Walking Distance to Train Station
- Modern Fitted Kitchen
- Two Bedrooms
- Period Features
- EPC Rating D





## 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: C



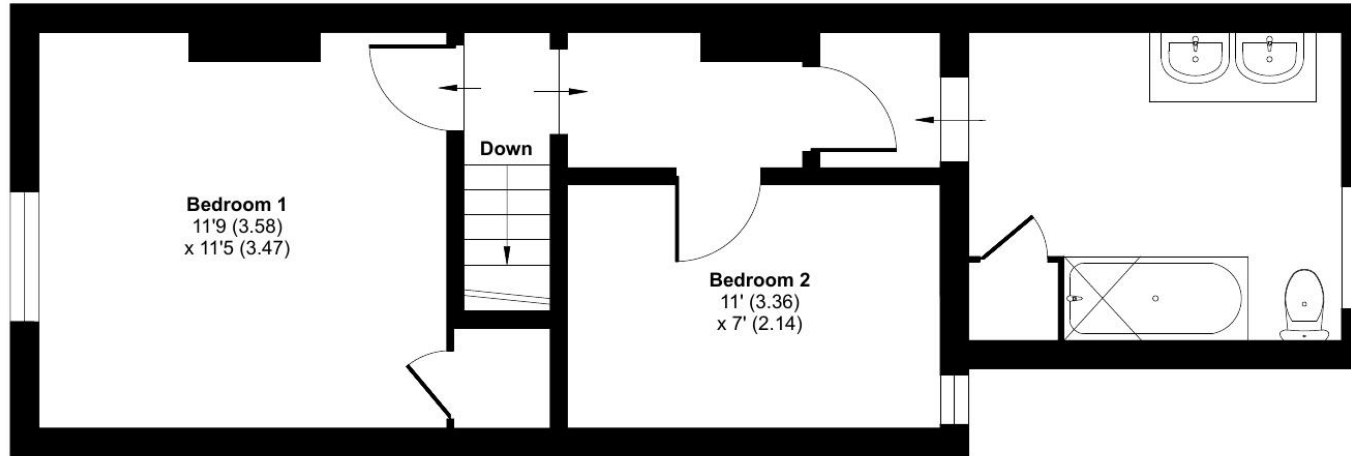
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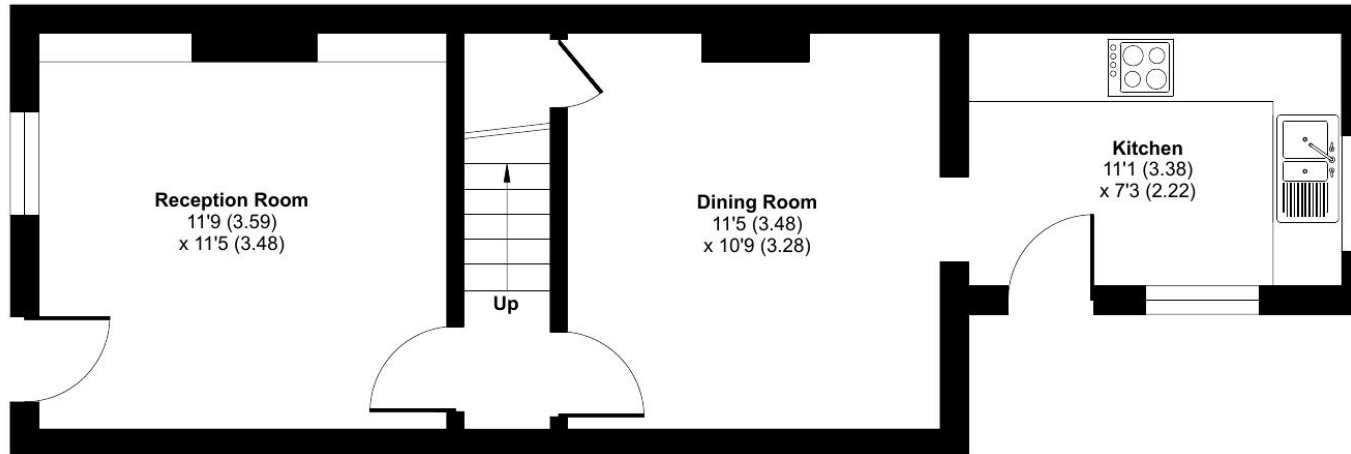
# Colebrook Road, Tunbridge Wells, TN4

Approximate Area = 781 sq ft / 72.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bracketts llp. REF: 1243577

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		83
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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