



38 Glenmore Park, Tunbridge Wells – TN2 5NZ

Guide Price £800,000

38 Glenmore Park

Tunbridge Wells

This impressive detached family home offers spacious and versatile accommodation across two floors, set on a generous plot in a desirable residential location. Full of character, the property is well-maintained and ready to move into, with scope for cosmetic updates. The ground floor features a large living room with exposed beams and a working fireplace, a formal dining area, a well-proportioned kitchen/diner overlooking the garden. There is a conservatory, a utility room, and cloakroom. Upstairs are four double bedrooms, including a principle room with en-suite, and there is a family bathroom. Outside, there are mature gardens to the front and back, there is a tranquil water feature, while a detached double garage and driveway provide ample parking and potential for further development (STPP). Offered with excellent potential, this is a fantastic opportunity to create a dream family home. No onward chain.

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.



38 Glenmore Park

Tunbridge Wells, Tunbridge Wells

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- DETACHED FAMILY HOME
- FOUR DOUBLE BDROOMS
- SCOPE FOR IMPROVEMENT
- POPULAR CUL-DE-SAC
- TWO RECEPTION ROOMS
- DETACHED DOUBLE GARAGE
- COUNCIL TAX G
- EPC C
- NO ONWARD CHAIN



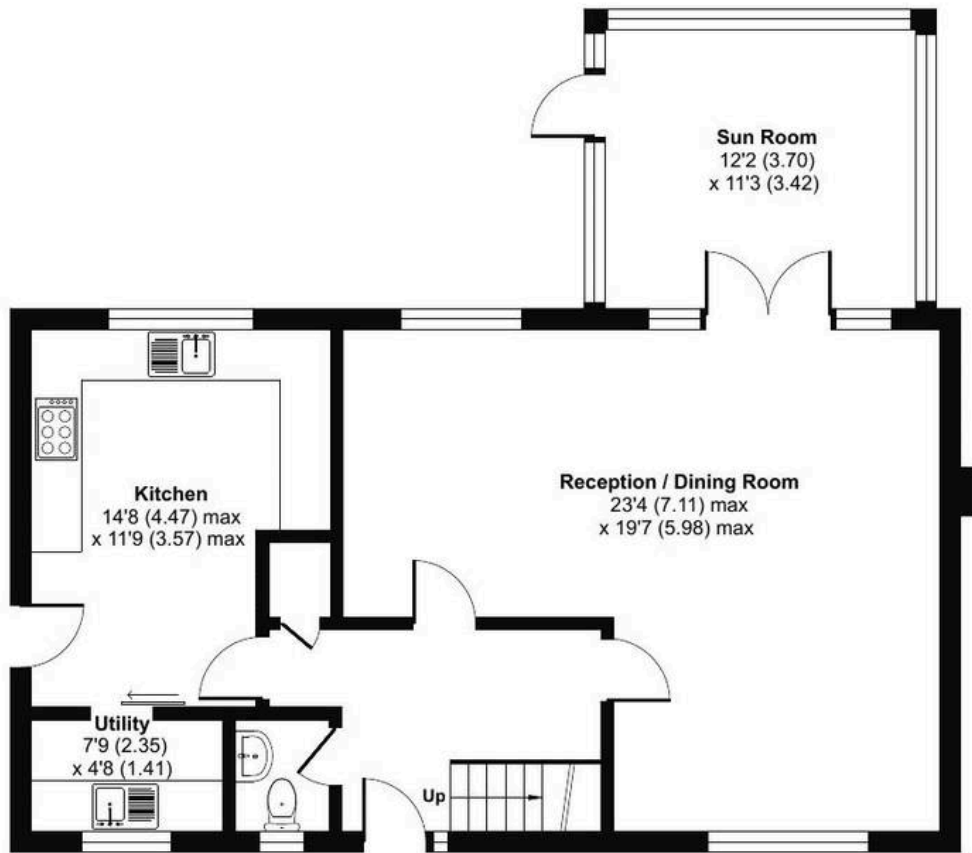
Glenmore Park, Tunbridge Wells, TN2

Approximate Area = 1711 sq ft / 158.9 sq m

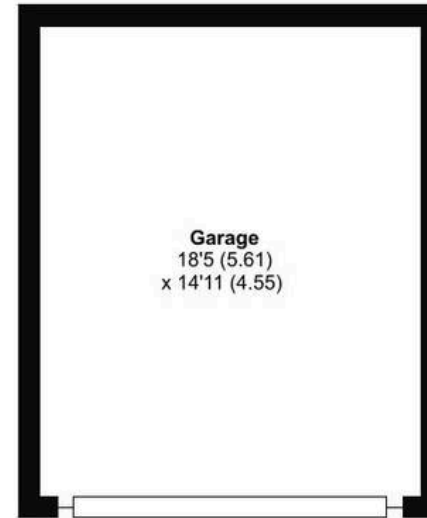
Garage = 275 sq ft / 25.5 sq m

Total = 1986 sq ft / 185.3 sq m

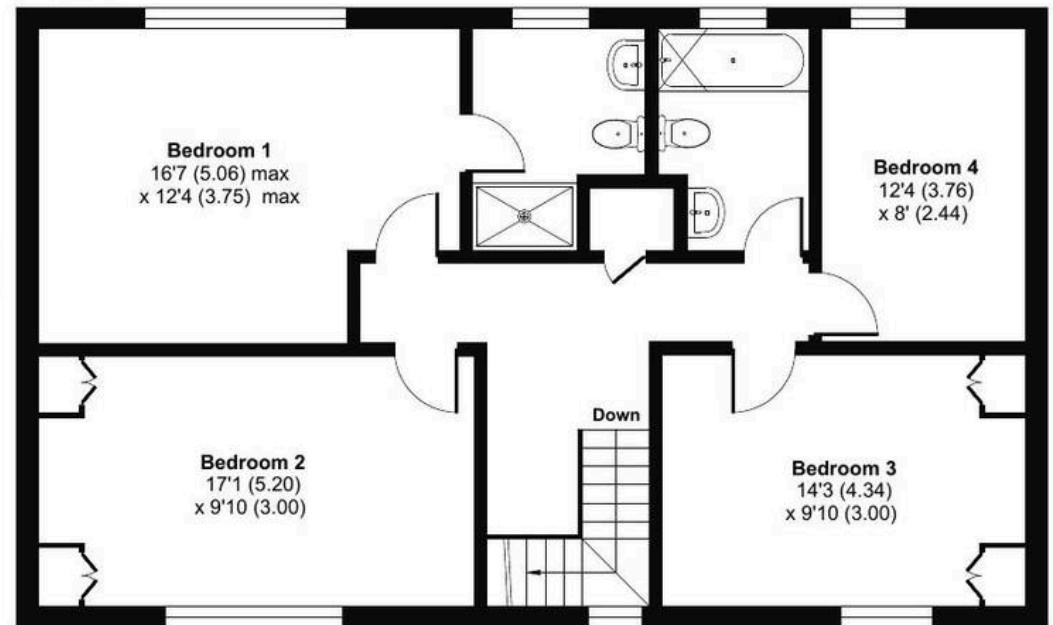
For identification only - Not to scale



GROUND FLOOR



GARAGE



FIRST FLOOR

