

10A GORSE ROAD
TUNBRIDGE WELLS TN2 3LT



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This 3-bedroom detached home with off road parking is ideally positioned for Skinners' Academy, Dunorlan Park, and local transport links, offering a perfect blend of comfort, style, and convenience.

- Detached Three Bedroom Family Home
- Convenient for Skinners Academy and Dunorlan Park
- Located at the End of a Cul-De-Sac
- Brick Driveway Providing Off-Road Parking
- Modern Kitchen/Breakfast Room
- Dual-Aspect Sitting/Dining Room with French Doors to Garden
- Three Well Proportioned Bedrooms
- Bathroom with Heated Floor and Separate Shower
- Private Rear Garden with Stunning Redwood Tree Backdrop
- Garden Shed with Power and Landscaped Lawn and Patio

Energy Efficiency Rating: C



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THE PROPERTY

Approximate Gross Internal Area: 856 Sq Ft / 79.5 Sq M

This 3-bedroom detached home with off road parking is ideally positioned for Skinners' Academy, Dunorlan Park, and local transport links, offering a perfect blend of comfort, style, and convenience.

The property is introduced via a charming herringbone brick driveway providing ample off-road parking and leading to a covered porch. Step inside to a welcoming hall with tiled flooring and a deep downstairs cupboard housing the electric fuseboard and a gas-fired Worcester Combi boiler.

To the front, a smartly finished cloakroom offers a low-level WC and washbasin with storage, echoing the tiled flooring that continues seamlessly into the kitchen/breakfast room. This well-appointed space features a comprehensive range of cupboards and drawers, a pull-out larder, and a stainless steel sink. Integrated appliances include a gas hob with extractor and electric oven and there is space and plumbing for a washing machine and tall free standing fridge freezer.

From the hall, step into a beautifully proportioned, dual-aspect sitting/dining room. This light-filled space benefits from windows and stunning floor-to-ceiling glazed French doors that overlook and open directly onto the rear garden, bringing the outside in and providing a wonderful setting for entertaining or relaxation.

Upstairs, a turned staircase leads to a bright first-floor landing with loft access. On this floor there are three well proportioned bedrooms with windows to front aspect.

The bathroom enjoys a heated tiled floor, a deep panelled bath, a separate shower cubicle, and ample built-in storage. Stylish finishes include a chrome towel radiator, fitted mirror, recess lighting and an obscured glass window to the rear.

OUTSIDE

Outside, the garden is a true retreat. Gates to either side of the house lead to a beautifully enclosed rear and side garden bordered by fencing and enjoying a majestic backdrop of towering Redwood trees. There's a paved patio area directly accessed from the sitting room, ideal for al fresco dining, with power and lighting connected. The remainder of the garden is mainly laid to lawn and includes a large shed with an outside tap. A front lawn with a mature Beech hedge adds both charm and privacy.

OTHER INFORMATION

TENURE - Freehold

COUNCIL TAX BAND - D - Tunbridge Wells Borough Council

We advise all interested purchasers to contact their legal advisor and seek confirmation of this information / figures prior to an exchange of contracts.

THE LOCATION

This excellent house is situated at the end of a cul-de-sac in the residential Sherwood area of Tunbridge Wells, a popular and practical location with convenient access to local amenities, schools, and transport links.

Nearby, you'll find a range of local shops, supermarkets, cafés, and takeaways along Liptraps Lane and North Farm Road, as well as the comprehensive Knights Park Retail & Leisure Park, which offers a cinema, bowling alley, gym, and several well-known restaurants.

Families are well served by local schools, with St Augustine's Catholic Primary, Temple Grove Academy, and Skinners' Kent Primary School all within close proximity. The area is also within easy reach of the highly regarded grammar and independent schools Tunbridge Wells is known for, including Tunbridge Wells Grammar School for Boys, Tunbridge Wells Girls' Grammar School, and Beechwood Sacred Heart School.

The property is well connected for transport. High Brooms station is just under a mile away and offers regular services to London Bridge, Charing Cross, and Cannon Street, with journey times of around 45–50 minutes. The A21 is easily accessible for road links to the M25 and the coast, and local bus routes run regularly into Tunbridge Wells town centre and surrounding areas.

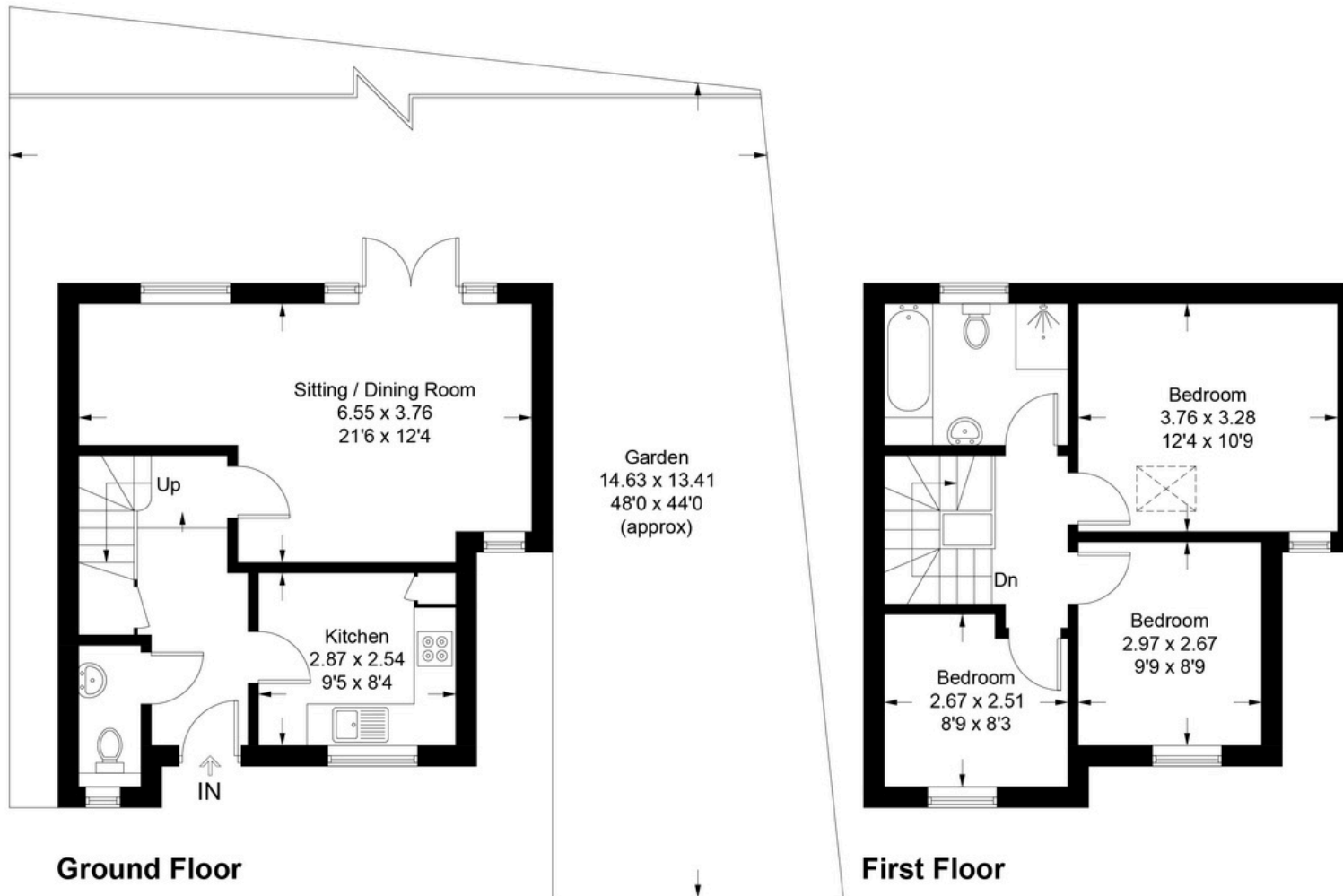
Green spaces are a real highlight of the location. Dunorlan Park, one of the town's most popular open spaces, is within walking distance and offers picturesque lakeside walks, a boating pond, café, and extensive grounds. Grosvenor & Hilbert Park and Sherwood Lake are also nearby, offering further options for outdoor leisure and family enjoyment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



Approximate Gross Internal Area = 79.5 sq m / 856 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1206982)

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