

9 HAWTHORN WALK
TUNBRIDGE WELLS, TN2 3UH



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PROFESSIONALS IN PROPERTY



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Kings Estates are pleased to present this immaculately presented and thoughtfully improved two-bedroom semi-detached family home with tandem garage, set within a quiet cul-de-sac and just a short stroll from the mainline train station. Designed with both comfort and style in mind, the property has been finished to a high standard with neutral décor and charming plantation shutters, creating a light, calm and inviting living environment.

- Immaculately Presented Two-Bedroom Semi-Detached Home
- Quiet Cul-De-Sac Location and 0.7 Miles From High Brooms Train Station
- Stylish Neutral Décor With Plantation Shutters
- Contemporary Handleless Grey Kitchen Fitted in 2023
- Spacious Sitting Room and Welcoming Entrance Porch
- Two Generously Sized Bedrooms
- Modern Bathroom With Rainfall Shower and Vanity Unit
- Low-Maintenance Garden With Patio, Decking and Lighting
- Tandem Garage With Power, Lighting and Electric Roller Door
- Driveway Providing Off-Road Parking

Energy Efficiency Rating: C



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THE PROPERTY

The ground floor welcomes you with an entrance porch, ideal for coats and shoes, leading into a beautifully presented sitting room. To the rear, the recently fitted (2023) contemporary kitchen features sleek handleless grey cabinetry, integrated appliances, and a stainless steel sink, all perfectly positioned to overlook and open onto the garden.

Upstairs, two generous bedrooms are served by a stylish bathroom with a modern white suite, rainfall shower, heated towel rail, and vanity unit with built-in storage.

The outside space is a true highlight, designed for easy living and entertaining. The low-maintenance garden enjoys an Indian sandstone patio, raised decked area, and artificial lawn, complemented by external lighting and a water tap. To the front, there is a driveway providing off-road parking, and a tandem garage with power, lighting, and an electric roller door.

OTHER INFORMATION

TENURE – Freehold

COUNCIL TAX BAND – C -Tunbridge Wells Borough Council

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

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.

THE LOCATION

High Brooms is a lovely community with plenty of local amenities situated between the vibrant spa town of Tunbridge Wells, Southborough and the convenient market town of Tonbridge.

Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

Amenities: High Brooms is located nearby to a number of local shops and also close to North Farm Industrial Park which has an Odeon Cinema, Nuffield Health & Fitness, Asda and M&S supermarkets. Nearby in the St Johns area there a number of "mini-supermarkets available, such as Sainsbury's Local, M&S Food and Waitrose, cafés, bars and restaurants, hairdressers and a good variety of local independent shops. The impressive, award-winning Bluewater Shopping Centre is only 26 miles away and if you want to escape to the coast, then the lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: Recreational amenities such as Dunorlan and Grosvenor & Hilbert Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

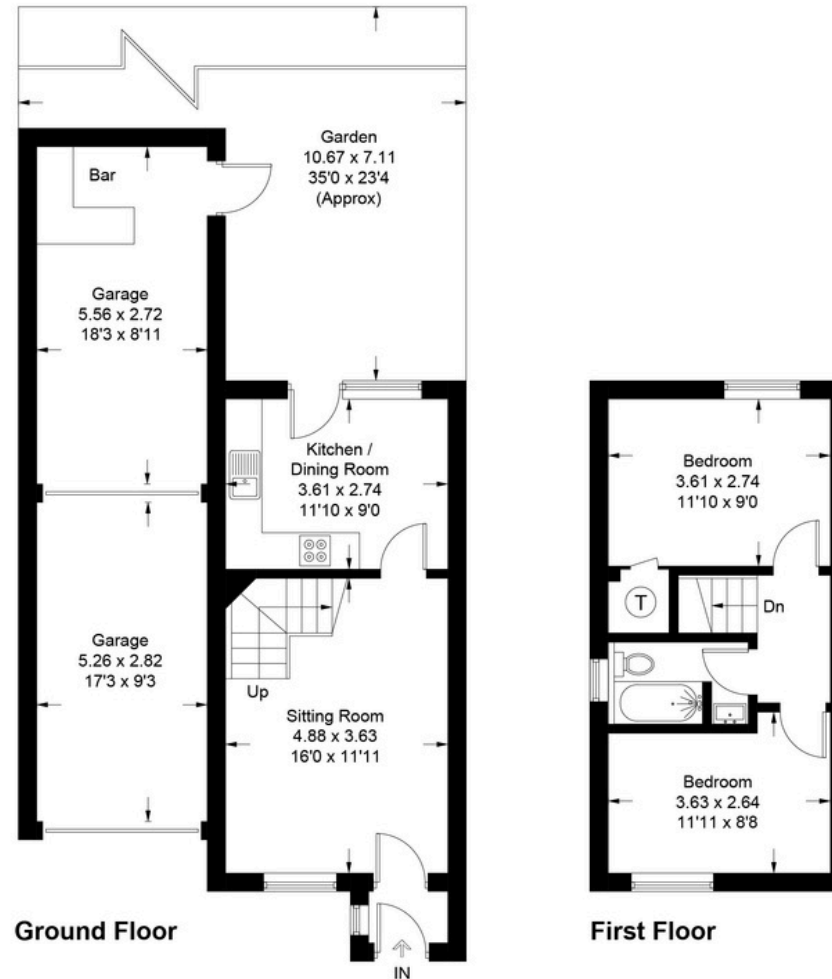
State and Private Schools: There are many highly-regarded schools in the vicinity, including St Matthews Primary School, Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries all within a mile of the property.

Mainline rail: High Brooms with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes. The Centaur Commuter Coach service also stops along the St John's Road.

Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.



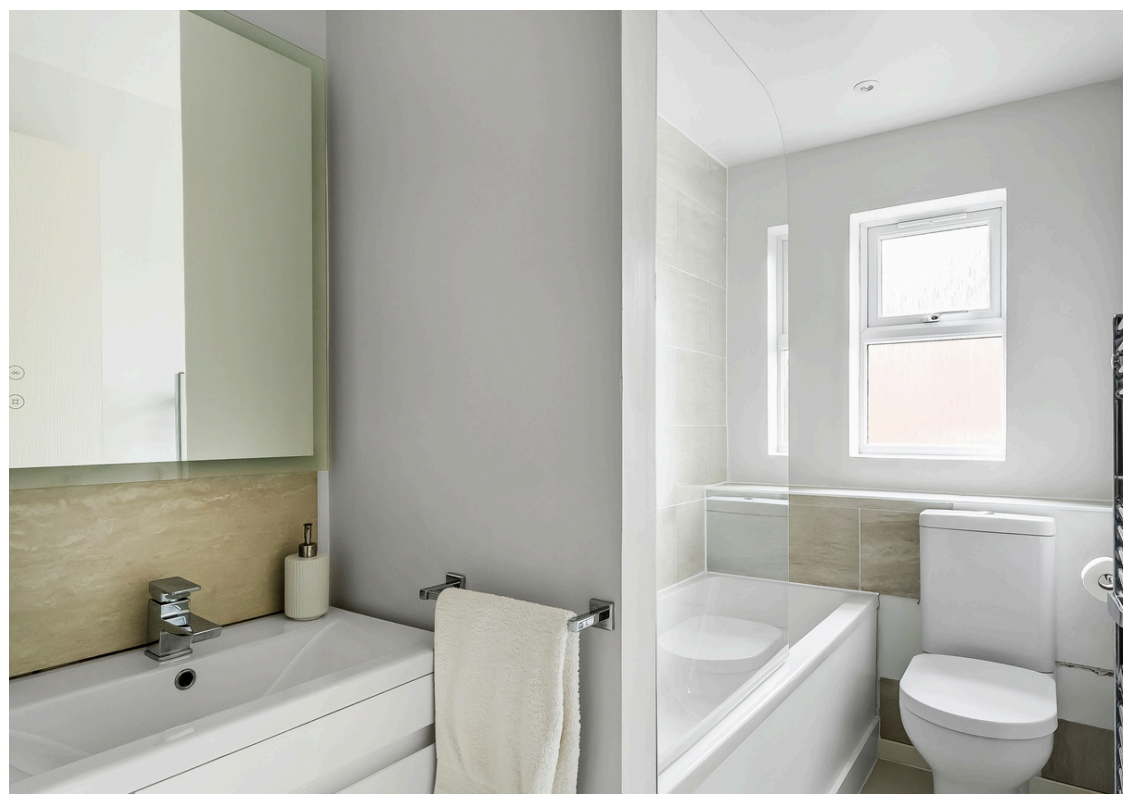
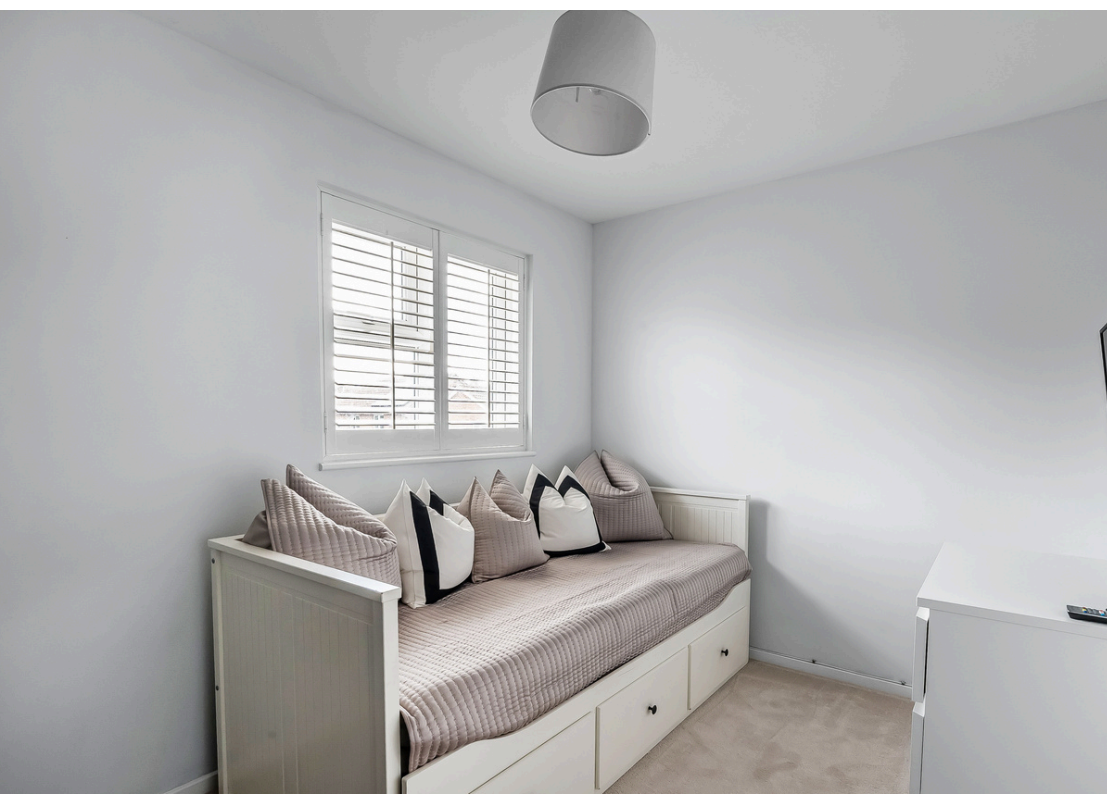
Approximate Gross Internal Area = 58.7 sq m / 632 sq ft
Garage = 31.2 sq m / 336 sq ft
Total = 89.9 sq m / 968 sq ft



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. (ID1234292)

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