

5 CLARENDON WAY
TUNBRIDGE WELLS, TN2 5LD



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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A beautifully upgraded three bedroom, two bath/shower room detached home in a peaceful central Tunbridge Wells setting, moments from the Pantiles, High Street and station, with a stunning kitchen diner, landscaped south east facing garden and a summer house ideal for working from home. Viewing comes highly recommended!

- Ground Floor Shower Room with WC
- Driveway Off Road Parking & Detached Garage Behind Gates
- South Westerly Facing Private Garden
- Walking Distance of the Primary School & Village Amenities
- No Onward Chain
- Well Proportioned Semi Detached House
- Quiet Cul De Sac Position
- Offering Much Scope for Potential
- Three Bedrooms & Bathroom on the First Floor
- Kitchen / Diner & Separate Sitting Room

Energy Efficiency Rating: D





THE PROPERTY

This impressive detached family home has been thoughtfully improved by the current owners to create a stylish yet welcoming place to live, tucked away within a peaceful and well regarded position just a short walk from the Pantiles, High Street and mainline station. From the moment you step inside, the care and attention to detail is clear, with a warm and inviting entrance hall leading you through the home.

The sitting room is a beautifully designed space, featuring a box bay window with fitted window seat and plantation shutters, creating a cosy spot to relax.

A striking media wall with recessed shelving and an inset electric fire adds a contemporary feel while still retaining a sense of comfort.

To the rear, the dining room opens into the impressive kitchen, recently extended and refitted to provide a light filled hub for everyday living and entertaining.

With its shaker style units, marble effect worktops, breakfast bar, roof light and views over the garden, this is a room that naturally draws people together.

Flowing from the kitchen is a practical utility room that continues the same high quality finish, along with a useful ground floor shower room and WC, ideal for busy family life or when guests are visiting.

Upstairs, there are two generous double bedrooms and a further well proportioned third bedroom, all served by a modern family bathroom with clean lines and a calm, contemporary feel.

Outside, the property continues to impress. To the front there is off road parking for two cars, while to the rear the landscaped south east facing garden offers a wonderful balance of lawn and seating areas.

A porcelain tiled terrace provides the perfect place for morning coffee or summer evenings, while at the far end of the garden sits a charming summer house, ideal as a home office, studio or peaceful retreat.

Beside it, a covered decked area creates a lovely sheltered space for al fresco dining and entertaining.

OTHER INFORMATION

Tenure - Freehold

Council Tax Band - E - Tunbridge Wells Borough Council

Agent Note – Japanese Knotweed (historical) Historically identified in the far right-hand corner of the rear garden, away from the house/foundations. The owners confirm it has not reappeared since before 2022. Insurance-backed cover is in place until 2030 and paperwork is available on request via solicitors

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

THE LOCATION

This super home in Clarendon Way occupies a highly desirable spot on the southern side of Royal Tunbridge Wells, combining peaceful residential living with excellent connectivity and family-friendly amenities. The historic High Street and The Pantiles, home to an eclectic mix of independent shops, cafés, bars and restaurants are within comfortable walking distance, offering the best of town centre living with relaxed neighbourhood charm.

Transport & Commuting

This location is ideal for commuters: Tunbridge Wells mainline station sits approximately 0.7 miles (around a 15-minute walk) from the property, with regular Southeastern services into London Bridge, Cannon Street and Charing Cross in around 40–45 minutes, making daily travel to the City straightforward.

The area also benefits from good road links, with the A21/M25 corridor providing convenient access for drivers heading towards London, Gatwick Airport and the wider South East.

Everyday Convenience

For everyday essentials, a Sainsbury's superstore is around 0.4 miles away, perfect for quick shopping trips. Additional retail and leisure choices are available at the Royal Victoria Place Shopping Centre and throughout the town centre, all easily reached on foot or by a short drive.

Leisure & Lifestyle

Tunbridge Wells offers a broad array of recreational and cultural opportunities, from a sports and leisure centre and cinema complex to theatres, golf courses and attractive green spaces such as Calverley Grounds and Tunbridge Wells Common, ideal for weekend family outings.

Schools & Family Life

The property is conveniently placed for families, with well-regarded primary schools close by, including Broadwater Down Primary School and St Mark's C of E Primary, both within easy walking distance.

For older children, excellent secondary school options include The Skinners' School and Tunbridge Wells Girls' Grammar School, each roughly 1.5–1.7 miles away, as well as other grammar and high-performing state schools across the town making this a genuinely family-friendly address.

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.



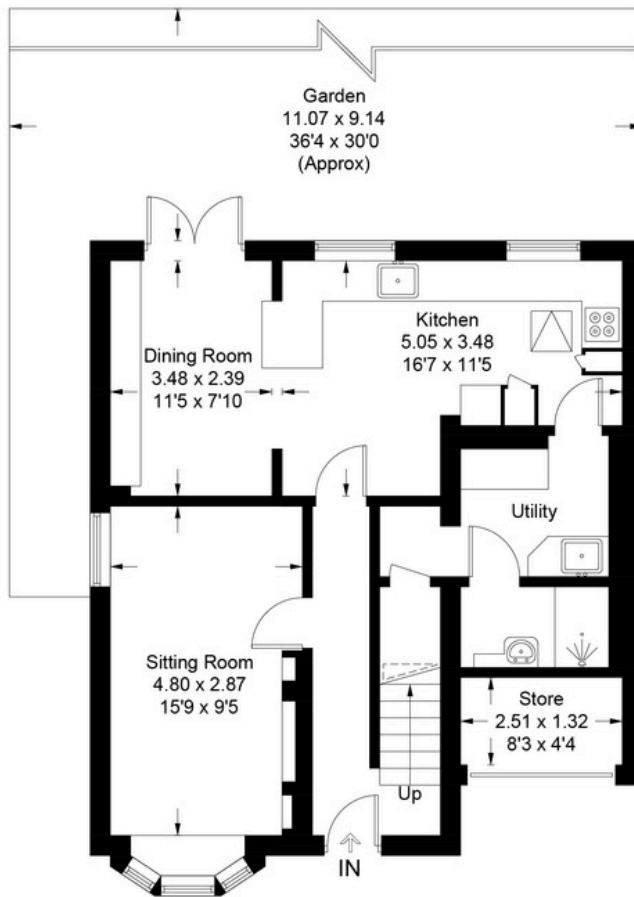


= Reduced headroom below 1.5m / 5'0

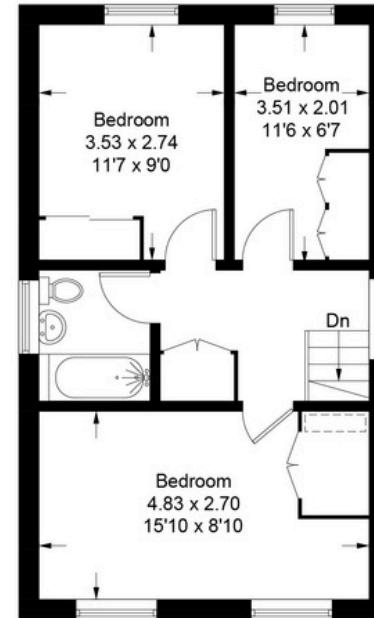
Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft

Outbuildings = 9.8 sq m / 105 sq ft

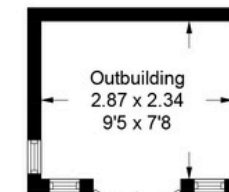
Total = 110.3 sq m / 1187 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1266494)

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