



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



# 38 Hawkenbury Road

Tunbridge Wells

Kings Estates are pleased to present this three-bedroom mid-terrace home in need of full refurbishment, offering parking, west facing garden and excellent potential close to Hawkenbury Recreational Ground

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three bedroom mid terrace home
- In need of full refurbishment throughout
- Off road driveway parking
- West facing rear garden
- Sitting room with double doors to dining room
- Dining room overlooking rear garden
- Three first floor bedrooms
- Plenty of built in storage
- No Onward Chain
- Close to Hawkenbury Recreational Ground & Village Amenities





Kings Estates are pleased to present this three-bedroom mid-terrace home, offering a fantastic opportunity for those looking to create a property tailored to their own taste. In need of full refurbishment throughout, the house already benefits from a well-proportioned layout, off-road parking and a sought-after west facing rear garden, all set within a popular residential location close to Hawkenbury Recreational Ground.

The ground floor features a spacious entrance hall with downstairs cloakroom, useful storage and double doors leading into the sitting room, which in turn opens through to a separate dining room enjoying views over the garden via a full height window. The kitchen sits to the rear with direct access out to the garden, making it a practical space with clear potential for reconfiguration and improvement. Upstairs, there are three bedrooms, including a generous main bedroom with built in wardrobes, along with a family bathroom and additional storage off the landing.

Externally, the property continues to impress with a driveway providing off road parking to the front. The rear garden is mainly laid to lawn with a small patio area, shed, shrub and flower borders, and enjoys a desirable west facing aspect, ideal for afternoon and evening sun. A rear gate adds further convenience, and the location offers easy access to green spaces and local amenities, making this a superb project home with strong long term appeal.

#### **Other Information**

COUNCIL TAX BAND - C (Tunbridge Wells Borough Council)

TENURE - Freehold

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

The village of Hawkenbury is situated on the South side of Royal Tunbridge Wells, immersed in countryside yet minutes from everyday conveniences. The picturesque village has a local post office, convenience store, butchers and numerous sports and leisure facilities.

Just over a mile from Hawkenbury, 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:** Within the village, there is a local village store and the popular and well-renowned Fullers Butcher. 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:** Close by are Hawkenbury and Dunorlan Parks and all the recreational amenities they have to offer, including children's play areas, tennis courts, a boating lake, and astroturf pitches for hockey and football. Other recreational amenities nearby include Grosvenor Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club, Tunbridge Wells Cricket and Tennis Club and St Johns Sports Centre which offers an abundance of leisure facilities.

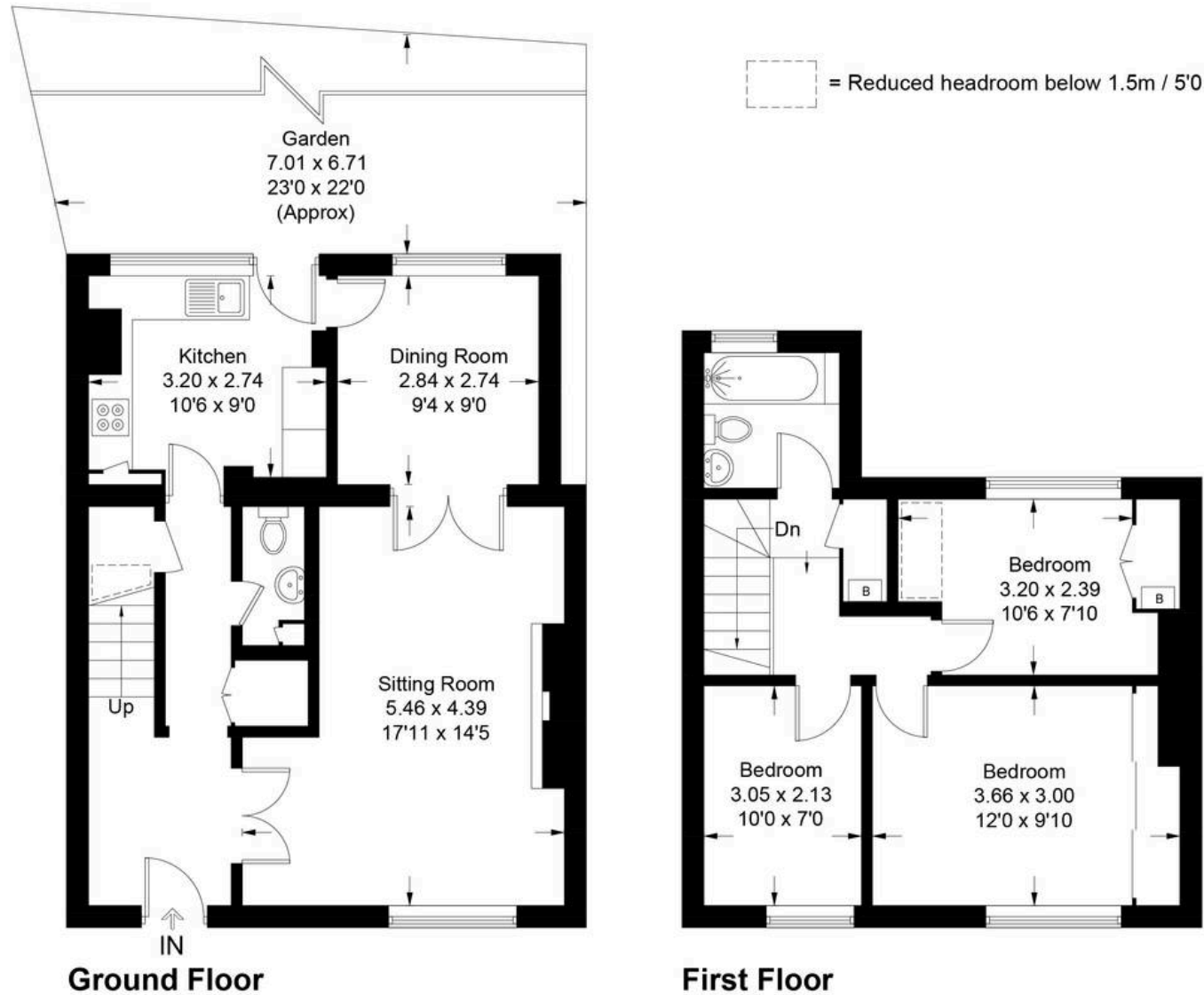
**State and Private Schools:** There are many highly regarded schools in the vicinity, including St Peter CEP Primary School and Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondary schools.

**Mainline rail:** Tunbridge Wells with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.

**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 = 94.8 sq m / 1020 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. (ID1307391)

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# Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367 • [hello@kings-estates.co.uk](mailto:hello@kings-estates.co.uk) • [www.kings-estates.co.uk/](http://www.kings-estates.co.uk/)



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