



5b Sandrock Road, Tunbridge Wells

Guide Price £1,250,000

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Location

Sandrock Road is a well-regarded location within the heart of the coveted St James area, popular due to its first class schooling and easy access to the centre of the town of Tunbridge Wells. The vibrant Camden Road is just a short walk away and provides an easy walk to the town centre, with its excellent range of shops, restaurants and recreational facilities. It is within walking distance of many lovely parks, including Dunorlan Park with its boating lake and cafe and Grosvenor and Hilbert Park. The mainline station with fast and frequent services to Central London, is approximately 15-20 minutes walking distance. There are excellent schooling options in the area, including those in the much sought-after Kent Grammar system and St James Primary School is less than a 5 minute stroll. The A21 is close-by, providing access to the coast as well as the M25 motorway network.





GARDEN

Large, west-facing garden with level lawn, sheltered courtyard and mature planting.

DRIVEWAY

4 Parking Spaces

Parking for 3-4 cars

CAR PORT

1 Parking Space





Sandrock Road, TN2

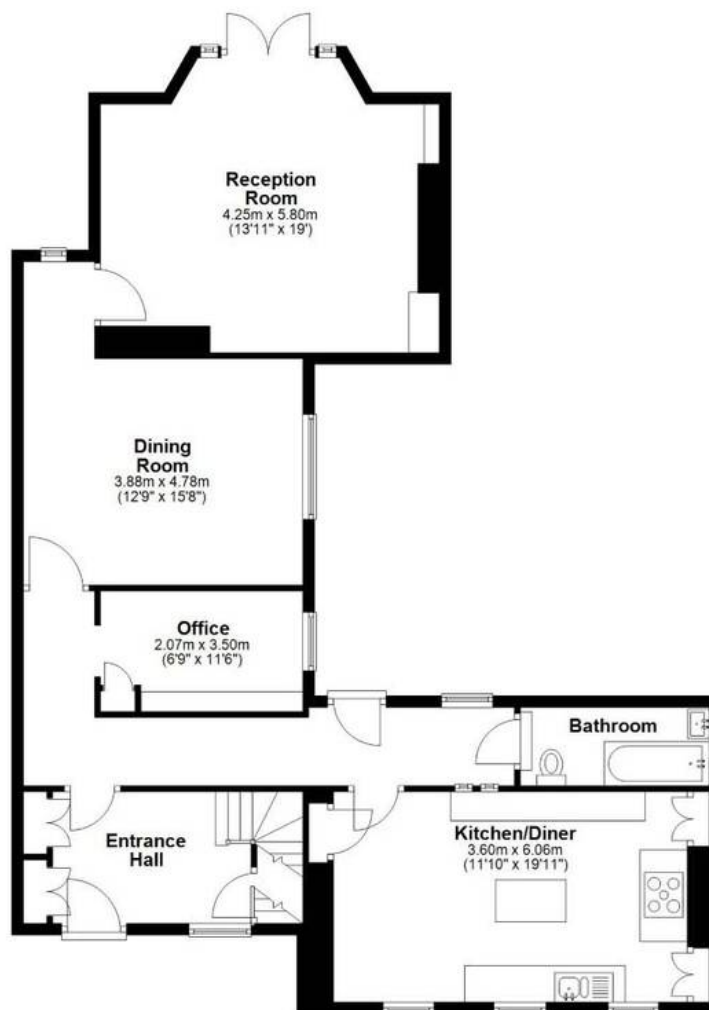
Approximate area = 2342.4 sq ft / 217.7 sq m

Basement = 654.7 sq ft / 60.8 sq m

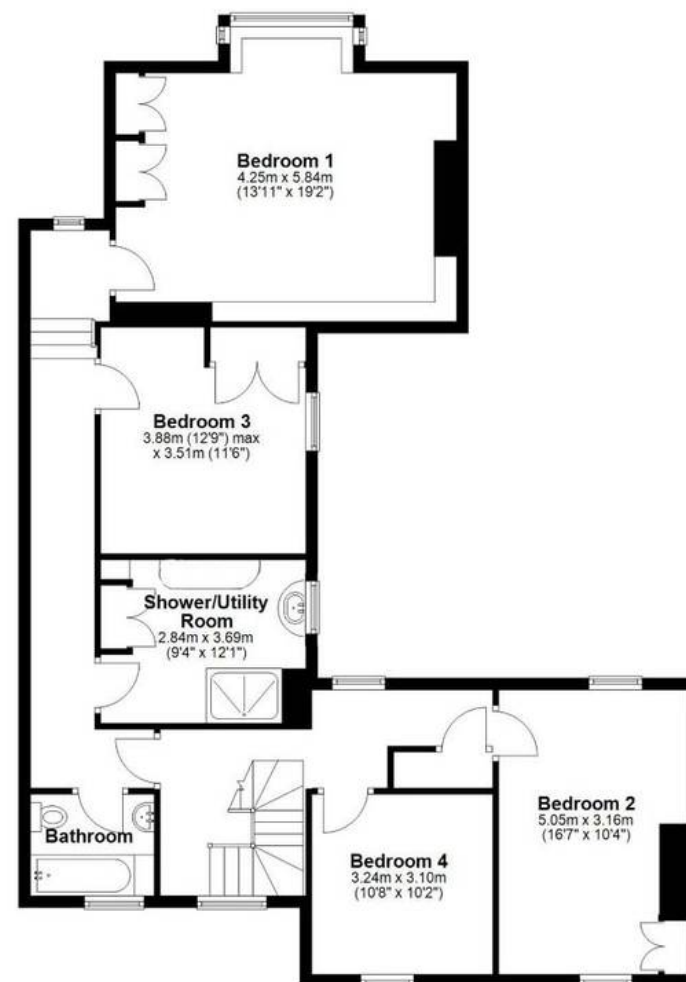
Total area = 2998.0 sq ft / 278.5 sq m

For identification only, not to scale.

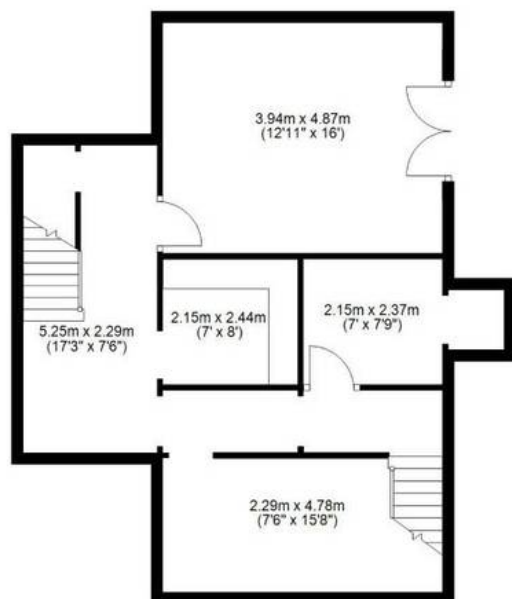
Ground Floor



First Floor



Basement





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