

KINGS ESTATES

PROFESSIONALS IN PROPERTY



30 Stanley Road

Tunbridge Wells, TN1 2RL

Set behind a white picket fence on a quiet no-through road, this attractive period semi-detached house combines the convenience of central Tunbridge Wells with a warm, welcoming interior. Two double bedrooms, separate sitting and dining rooms and off-street parking for two cars make this a particularly appealing home for professionals seeking character, comfort and space to enjoy life beyond the working day.

Tenure: Freehold

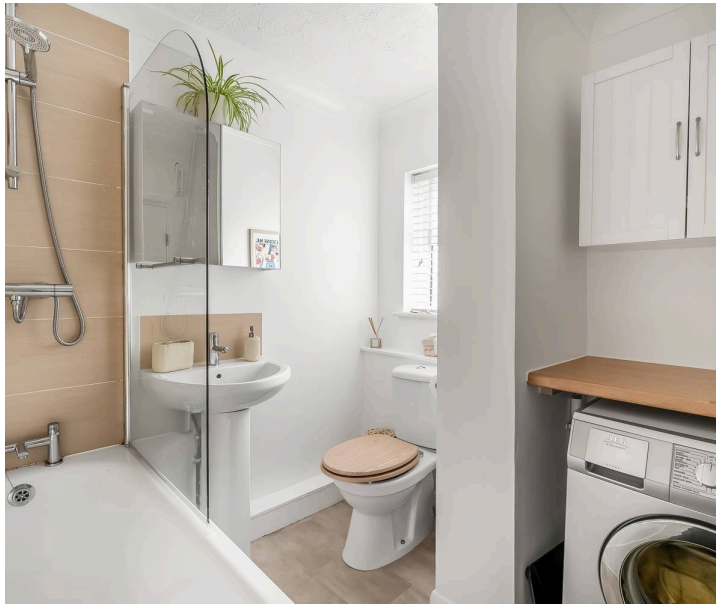
Council Tax Band: C

Energy Efficiency Rating: D

- Attractive Period Semi-Detached House
- Huge Bonus of Off-Street Parking For Two Cars & EV Charger
- Lovingly Improved Inside And Out By The Current Owners
- Two Well-Proportioned Double Bedrooms
- Quiet No-Through Road In Central Tunbridge Wells
- Easy Walking Distance to Shops, Cafes/Restaurants, Schools & Mainline Train Stations
- Two Separate Reception Rooms
- Wood-Burning Stove And Fitted Alcove Storage
- Shaker-Style Kitchen With Timber Worktop
- Enclosed Landscaped Garden With Space To Entertain









The current owners have lovingly improved the house inside and out. Alongside full redecoration, insulation improvements, garden landscaping and the installation of an EV charge point, the boiler, wood-burning stove, windows and doors have all been renewed within the past two years. The flat roof was renewed in 2025, following a full roof inspection. Their care and attention are reflected in the thoughtful presentation, creating a home that feels comfortable and well considered.

The accommodation extends to approximately 693 sq ft, with well-proportioned rooms and a coordinated colour palette throughout. Shops, cafés and restaurants are within easy walking distance, as is Tunbridge Wells mainline station, making the location well suited to commuting and evenings out closer to home.

At the front of the house, the sitting room offers an inviting place to unwind. A wood-burning stove sits beneath a substantial timber mantel, complemented by fitted alcove shelving, cupboards and a built-in bench with log storage below. Window shutters filter the natural light, while soft neutral tones create a restful setting for quiet evenings by the fire.

The separate dining room has ample space for a generous table, giving dinner with friends a room of its own. Fitted shelving and cupboards provide useful storage, and a window overlooking the garden brings a pleasant outlook. Its position beside the kitchen makes it equally practical for everyday meals and entertaining.

Cream Shaker-style cabinetry, timber worktops and white tiled splash backs give the kitchen a classic finish. An inset sink sits beneath the window, with a built-in oven and hob opposite and a door opening to the garden. Beyond the kitchen, the ground-floor bathroom features a bath with an overhead shower and glass screen, a washbasin and WC, together with a useful laundry recess incorporating a worktop and wall-mounted storage.

Upstairs, two comfortable double bedrooms offer flexibility for couples, guests and working from home. Both are attractively decorated, with room for bedroom furniture. The current arrangement of one as a home office and occasional guest room shows how easily the space can accommodate a hybrid working routine.

Outside, the enclosed east-facing rear garden has been thoughtfully landscaped, combining a lawn with paved seating and dining areas for summer barbecues, a morning coffee or a relaxed evening outdoors. A gated rear entrance leads to the off-street parking area, where space for two cars and the owners' addition of an EV charge point provide a particularly valuable practical advantage in this central town home.

THE LOCATION

Tucked away on a quiet no-through road, Stanley Road puts the cafés, restaurants and shops of central Tunbridge Wells within comfortable walking distance. It is a location that makes everyday life wonderfully convenient, whether picking up a morning coffee, meeting friends for dinner or heading into London for work.

Nearby Camden Road offers an appealing mix of independent shops, cafés and restaurants, with the nearest dining options approximately 0.1 miles away. Local favourites include Gusta, an Italian delicatessen, café and wine bar, perfect for a morning coffee, a leisurely lunch or a glass of wine with friends. The Spice adds to the choice of restaurants close to home, making an impromptu evening out an easy part of everyday life.

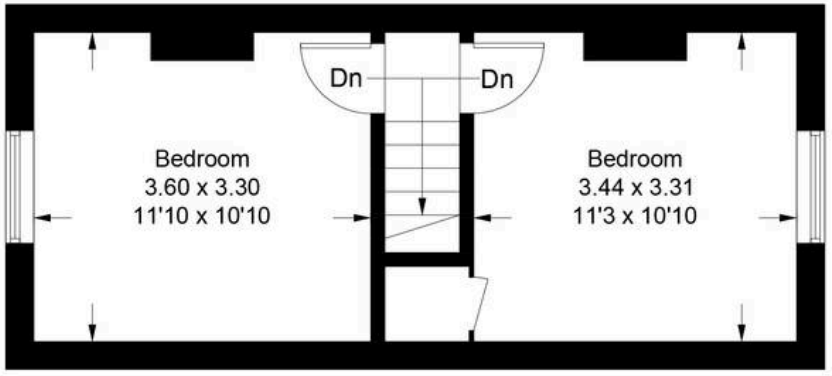
Royal Victoria Place shopping centre is approximately 0.3 miles away, bringing an extensive range of shops and everyday essentials within easy reach. Fenwick, Marks & Spencer, Next and Oliver Bonas sit alongside independent retailers, with further shopping along neighbouring Calverley Road. Having so much nearby makes it easy to leave the car at home for shopping, lunch or a few errands.

For commuters, both Tunbridge Wells and High Brooms mainline stations are within walking distance, approximately 0.7 and 0.8 miles away respectively. Rail connections towards London Bridge and Charing Cross add to the appeal for professionals balancing office days with working from home, while the town's restaurants and cafés provide plenty of reasons to stay local outside working hours.

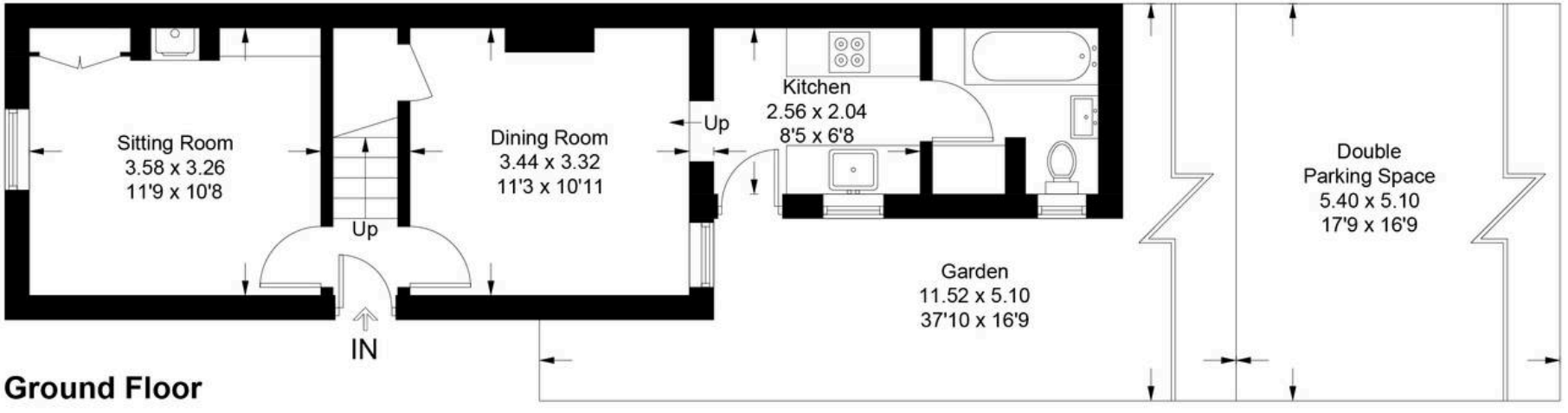
(All distances quoted are approximate)



Approximate Gross Internal Area = 64.4 sq m / 693 sq ft



First Floor



Ground Floor

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. (ID1346378)

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