

8 Cunningham Close, Tunbridge Wells





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Smart 2-bedroom house in quiet cul-de-sac with parking

Accommodation Summary

- Mid Terraced house
- 2 double bedrooms
- Living/dining room
- Kitchen/breakfast room
- Bathroom
- West facing garden
- Off street parking with EV charger
- Sought after location
- Easy access to mainline station
- Chain free



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Set on a quiet and friendly cul-de-sac, this home is perfectly located for commuters as it is only a short walk to the mainline station with fast and frequent access into central London.

Ensuring all your needs are met, it is also a stone's throw from the popular St John's Primary School and within easy reach of Tunbridge Wells' town centre.

A neat block brick driveway leads you up to its smart brick exterior with a canopied porch.

The entrance door opens into a deceptively spacious living/dining room which is a welcoming space, naturally brightened by its front aspect window. There is plenty of room for furniture and large family sofas.

Behind is the stylish kitchen/breakfast room with wooden effect cabinets contrasting beautifully with its countertops and contemporary splashback tiling and patterned flooring. The dimensions of the room provide ample space for a table and chairs, and it is well designed with a fitted oven, 4 ring induction hob and space for additional appliances. The sink is placed under the rear window, and a glazed door leads out into the garden.

Climbing the stairs to the first floor there are two good sized double bedrooms both of which have large windows bringing in lots of natural light.

Bedroom two at the rear benefits from a fitted wardrobe.

The bathroom has a shower over the bath and contemporary tile effect flooring.

Outside to the rear is an enclosed garden with a large, paved area perfect for summer dining. The area near to the back of the house is a mix of paving and gravelled areas making it a very low maintenance space and there is tree coverage at the rear for privacy.

This home is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links. A must see!





Living/Dining Room: front aspect double glazed window, open under stair recess for storage, radiator.

Kitchen/Breakfast Room: rear aspect double glazed window, rear aspect glazed door, eye and base level wooden effect units, countertops, integrated oven, four ring induction hob, pull out extractor hood, sink with drainer and mixer tap over, space for fridge/freezer, under counter space and plumbing for washing machine, tiled splashback, tile effect flooring, radiator, wall hung boiler.

Bedroom 1: front aspect double glazed window, radiator.

Bedroom 2: rear aspect double glazed window, fitted double wardrobe with hanging rail and shelving, radiator.

Bathroom: panel enclosed bath with wall mounted shower attachment, mixer tap, glass shower screen, pedestal wash hand basin with mixer tap, low level WC, tiled walls, tile effect flooring.



General:

Tenure: Freehold

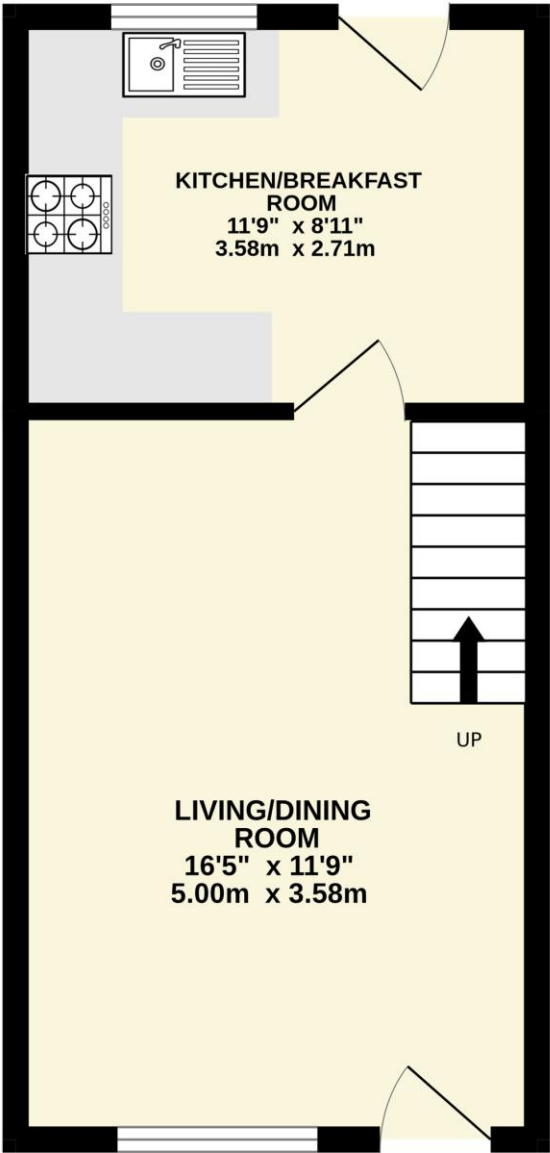
Local authority: Tunbridge Wells District Council

Council tax: Band C (£2,197.38)

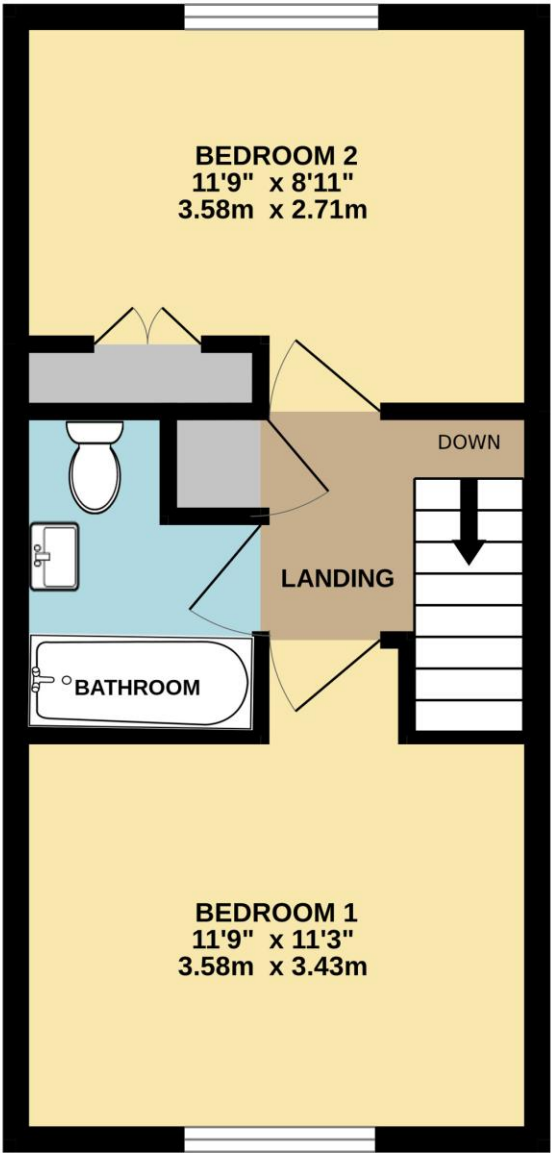
EPC: C (77)

EV charger

GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.

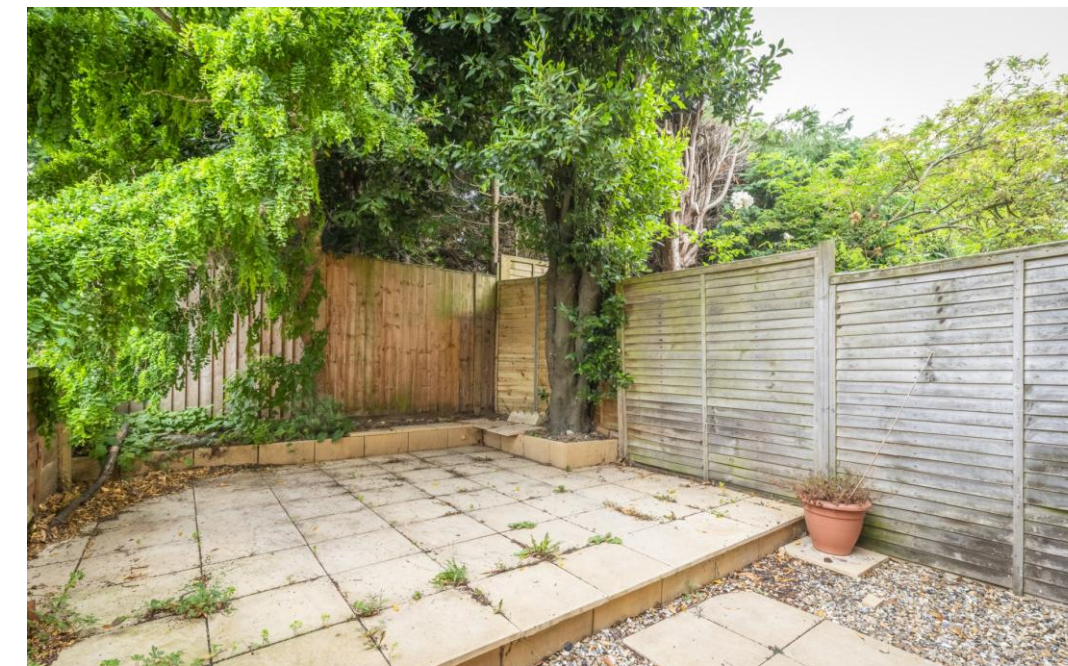


APPROX TOTAL AREA 55.1 SQ.M / 594 SQ.FT

TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John`s Primary School, St Augustine`s RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as St John`s Park, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



