



First Floor



Ground Floor

1 Concorde Close

House - Gross Internal Area : 155.3 sq.m (1671 sq.ft.)
Garage - Gross Internal Area : 22.0 sq.m (236 sq.ft.)



For Identification Purposes Only.
© 2025 Truplan (UK) Limited (01892) 614 881

29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



1 Concord Close

Tunbridge Wells, TN2 3PW

► SUMNER PRIDHAM ◀

A handsome and well maintained detached family house (former show house) located in a quite established cul-de-sac within walking distance to St James Primary School, Dunorlan Park and 1.3 miles from the central station, being sold with the benefit of No Forward Chain.

Covered Porch, Hall, Cloakroom, Sitting Room, Dining room, Fitted Kitchen, Utility Room, 4 Double Bedrooms, Ensuite Shower Room, Bathroom, Double Glazed Windows, Gas Fired Central Heating, Double Garage, Front and rear Garden with recently re-laid Driveway.

Guide price £950,000 Freehold *No Forward Chain*



1 Concord Close, Tunbridge Wells, TN2 3PW



Property Description

- ◆ A beautifully light and spacious detached family house in much sought after well-established cul-de-sac.
- ◆ Convenient location to the highly regarded St James' Primary School, close to Dunorlan Park and 1.3 miles from the mainline station.
- ◆ Number 1 Concord Close is the former show house and is set in well maintained wrap around garden.
- ◆ Recently re-laid driveway providing multiple off road parking.
- ◆ Composite front door with glazed, floor to ceiling windows side leads into a spacious hallway.
- ◆ The hall features a galleried landing with two large windows to the front, two useful storage cupboards and features parquet flooring beneath the current fitted carpet.
- ◆ Well-proportioned dual aspect sitting room with low silled wide window to the front and French doors lead out to the rear garden.
- ◆ Impressive minster stone fireplace fitted with gas living flame coal fire.
- ◆ Dining room with large window overlooking the rear garden.
- ◆ Well fitted kitchen with extensive worktops incorporating one and a half sink and drainer, Siemens electric hob, concealed extractor above, Siemens twin ovens, comprehensive range of cupboards, saucepan and cutlery drawers, dishwasher, fitted fridge, and a wide window to rear overlooking the garden.
- ◆ Good sized utility room, with stainless steel sink and drainer, worktop, space and plumbing for washing machine and tumble



- dryer beneath, Potterton gas fired boiler providing central heating and domestic hot water serviced in September 2025.
- ◆ Recently refitted downstairs cloakroom with low level WC and washbasin.
- ◆ Door to outside and window to the rear and door to integral garage.
- ◆ Staircase to a light and spacious first floor landing featuring two windows to the front, double doors to an airing cupboard housing hot water tank with slated shelves.
- ◆ Access to a part boarded attic with fitted loft ladder and light.
- ◆ All the four bedrooms are double in size and have attractive outlooks.
- ◆ All bedrooms have built in wardrobe cupboards with the principal bedroom having two built in wardrobe cupboards and an ensuite shower room.
- ◆ Ensuite shower room with separate shower cubicle, wash basin, low level WC, heated towel rail, tiled walls, heated floor and window to the front.
- ◆ Family bathroom comprising of panelled bath, low level WC, pedestal washbasin and window to the front.

Garage

- ◆ Double integral garage with remote roll up access door, power and light connected and interconnecting door into the utility room.

Outside

- ◆ A recently re-laid attractive driveway provides multiple off-road parking with garden either side.
- ◆ The house sits centrally in its plot with well-tended garden laid mainly to lawn with mature flowering shrubs and hard standing to the rear and right-hand side of the house.

Practicalities

- ◆ This well-maintained house is being sold with the benefit of No Forward Chain.
- ◆ The gas boiler has recently been serviced in September 2025.
- ◆ House also benefits from a security alarm system serviced in August 2025.

Location

- ◆ Ideally located to St. James' Primary School and Tunbridge Wells Secondary Schools including the Grammars, the central station is 1.3 miles and 0.9 miles to the Victoria Shopping Centre.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

