

# DOORKNOBS

Your Best Move Yet



31 Maryland Road, Tunbridge Wells, Kent, TN2 5HE

£575,000



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An attractive and well-presented semi-detached home with driveway parking for 3–4 cars, garage, and a stunning mature rear garden. Offering three bedrooms, spacious living areas, and modern décor, the property also comes with **FULL PLANNING PERMISSION** and structural drawings for a substantial five-bedroom, four-bathroom family home—making it an exceptional opportunity in a sought-after location.

## Location

Maryland Road, Tunbridge Wells, is a highly sought-after residential address combining leafy tranquillity with excellent accessibility. Located just over a mile from the town centre and mainline station, it offers an ideal balance for families and commuters, with direct trains to London in under an hour. The area is known for its attractive detached and semi-detached homes, mature gardens, and strong community feel, while being within walking distance of the much-loved Dunorlan Park & Hawkenbury Park with a variety of amenities including Football Pitch, Basketball Courts, Tennis Court, Playground, Outside Gym and more.

Residents enjoy proximity to well-regarded schools, including the 'Outstanding' Ofsted Rated St Peter's Primary located just a stones throw from the property and local grammar options, along with a wealth of amenities in Royal Tunbridge Wells—from boutique shopping at The Pantiles to cultural venues like the Assembly Hall Theatre. Picturesque green spaces, historic landmarks and a vibrant calendar of events ensure there's always something to enjoy, while rising property values underline its enduring appeal. Maryland Road offers a lifestyle that blends peace, prestige and convenience in one of Kent's most desirable locations.

## Description

This elegant semi-detached residence perfectly blends charm, comfort, and future potential, making it a truly exceptional opportunity in one of the area's most desirable settings. Approached via a generous driveway with space for 3-4 vehicles, the property also benefits from a single garage with power and lighting.

Inside, the home exudes warmth and style. The inviting living room is bathed in natural light through a large front-facing window, enhanced by bespoke fitted shutters and curtains, and flows seamlessly through an open archway into the dining room. Here, sliding patio doors frame delightful views of the garden and provide easy access for al fresco dining. The well-appointed kitchen offers abundant cupboard space and comes complete with all appliances. Upstairs, two generous double bedrooms—one with fitted wardrobes—are complemented by a spacious single bedroom. The modern family bathroom features a separate shower, bath, hand basin, and WC, all finished in tasteful contemporary décor.

To the rear, a stunning and expansive garden steals the show—meticulously landscaped with mature shrubbery, providing a private sanctuary ideal for both relaxation and entertaining.

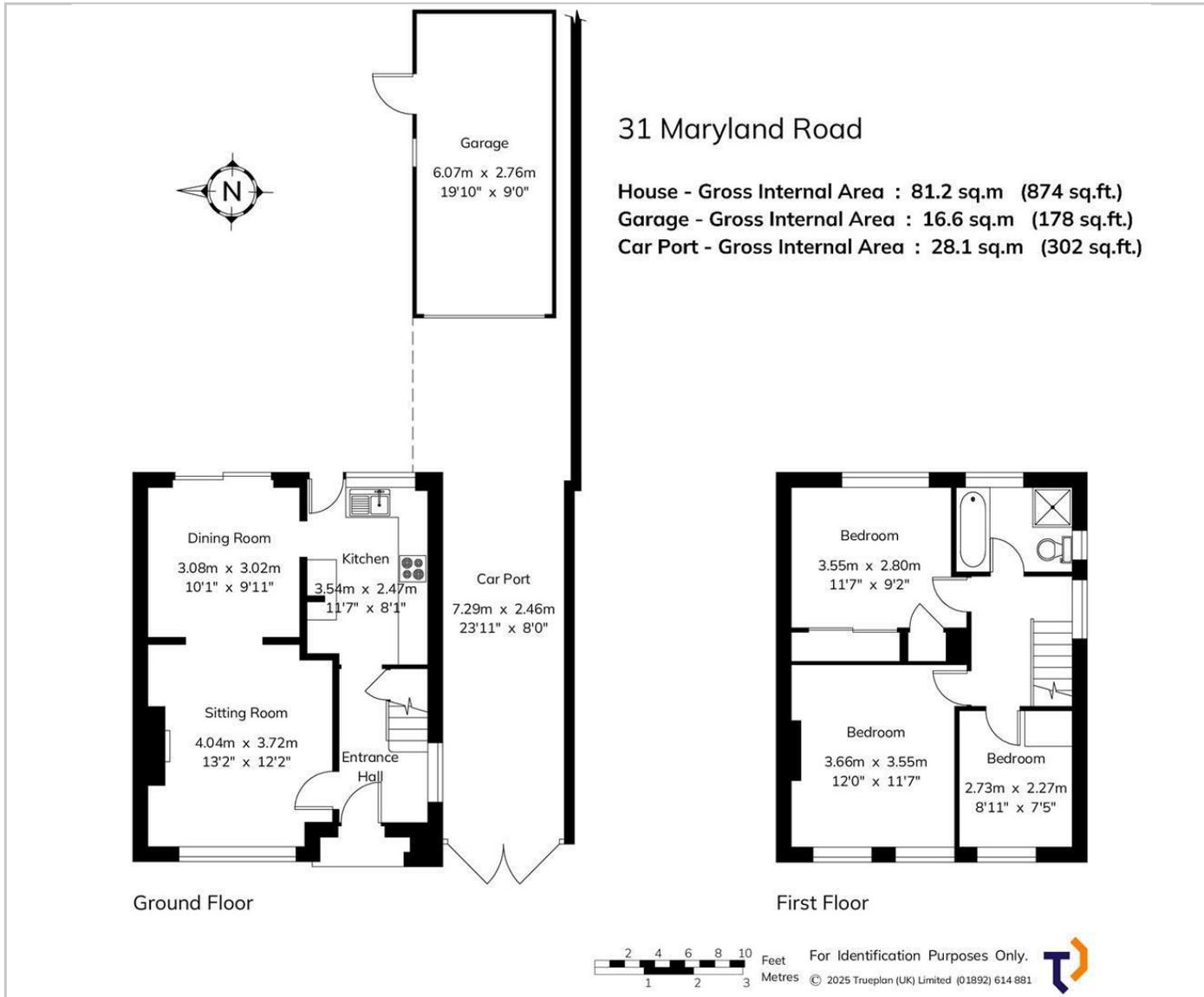
Adding to its allure, the property boasts a large loft space and full planning permission, supported by prepared structural drawings, to create a substantial five-bedroom, four-bathroom family home. This combination of immediate comfort, exquisite outdoor space, and exceptional development potential makes this property a rare and exciting find.

\*Please note that the owner of this property is a member of Doorknobs' staff/connected person\*

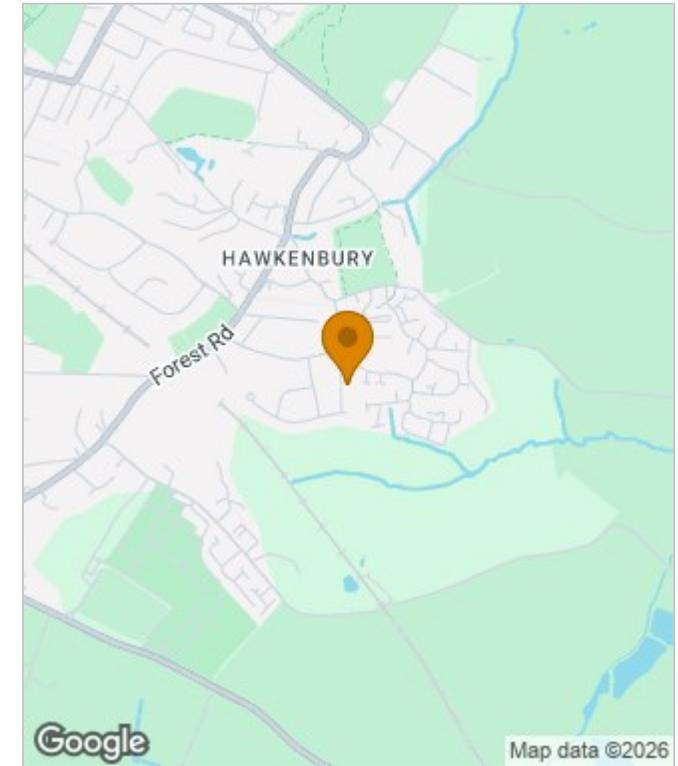


Council Tax Band: D

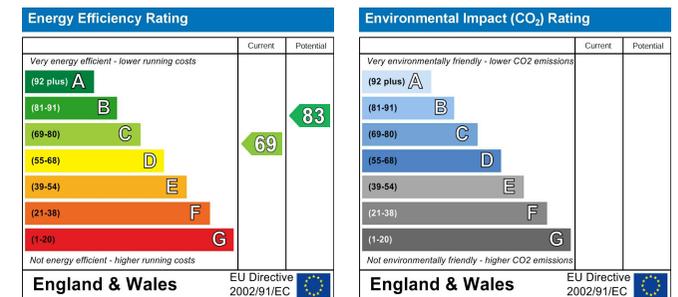
## Floor Plans



## Area Map



## Energy Performance Graph



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