



Tristan Gardens, Tunbridge Wells, TN4 8PD
Guide Price £575,000

Stylish Detached Home in Quiet Cul-de-Sac Near Tunbridge Wells | Freehold



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Guide Price: £575,000 - £585,000

Set within a quiet and well-established cul-de-sac in the sought-after village of Rusthall, just moments from the vibrant heart of Tunbridge Wells, 19 Tristan Gardens presents a rare opportunity to secure a beautifully extended four-bedroom detached home designed for modern family living.

This spacious and elegant residence offers a seamless blend of style, practicality, and flexibility. From the moment you step into the welcoming entrance hall, you will find thoughtfully arranged living spaces designed with comfort and ease in mind. A generous dual-aspect sitting room features striking herringbone wood flooring, while the heart of the home lies in the bright and extended kitchen/dining room, ideal for both everyday living and entertaining. Flowing into a light-filled conservatory, this open-plan space invites year-round enjoyment and effortless indoor-outdoor living.

Upstairs, the home offers four well-proportioned bedrooms and a contemporary family bathroom, providing the perfect balance of private space and versatility. Whether you're a growing family or seeking room to work from home, the layout supports a wide range of lifestyles.

Outside, the property continues to impress with a mature rear garden, a tranquil retreat with lawn and planted borders, alongside a detached garage and private driveway offering secure off-road parking and storage.

Ideally positioned for excellent schools, local amenities, and mainline transport links, this home combines the charm of village living with the convenience of Tunbridge Wells on your doorstep. It's a perfect place to put down roots and enjoy a refined yet relaxed way of life.

Council Tax Band: E (Tunbridge Wells Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage, On Street

Garden details: Front Garden, Rear Garden

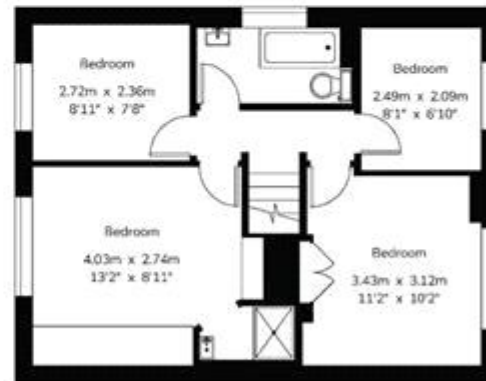
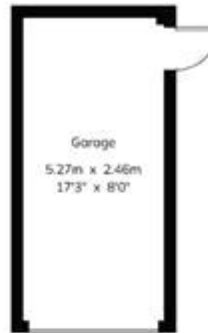


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Number 19 Tristan Gardens

House - Gross Internal Area : 106.4 sq.m (1145 sq.ft.)

Garage - Gross Internal Area : 12.9 sq.m (138 sq.ft.)



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.