

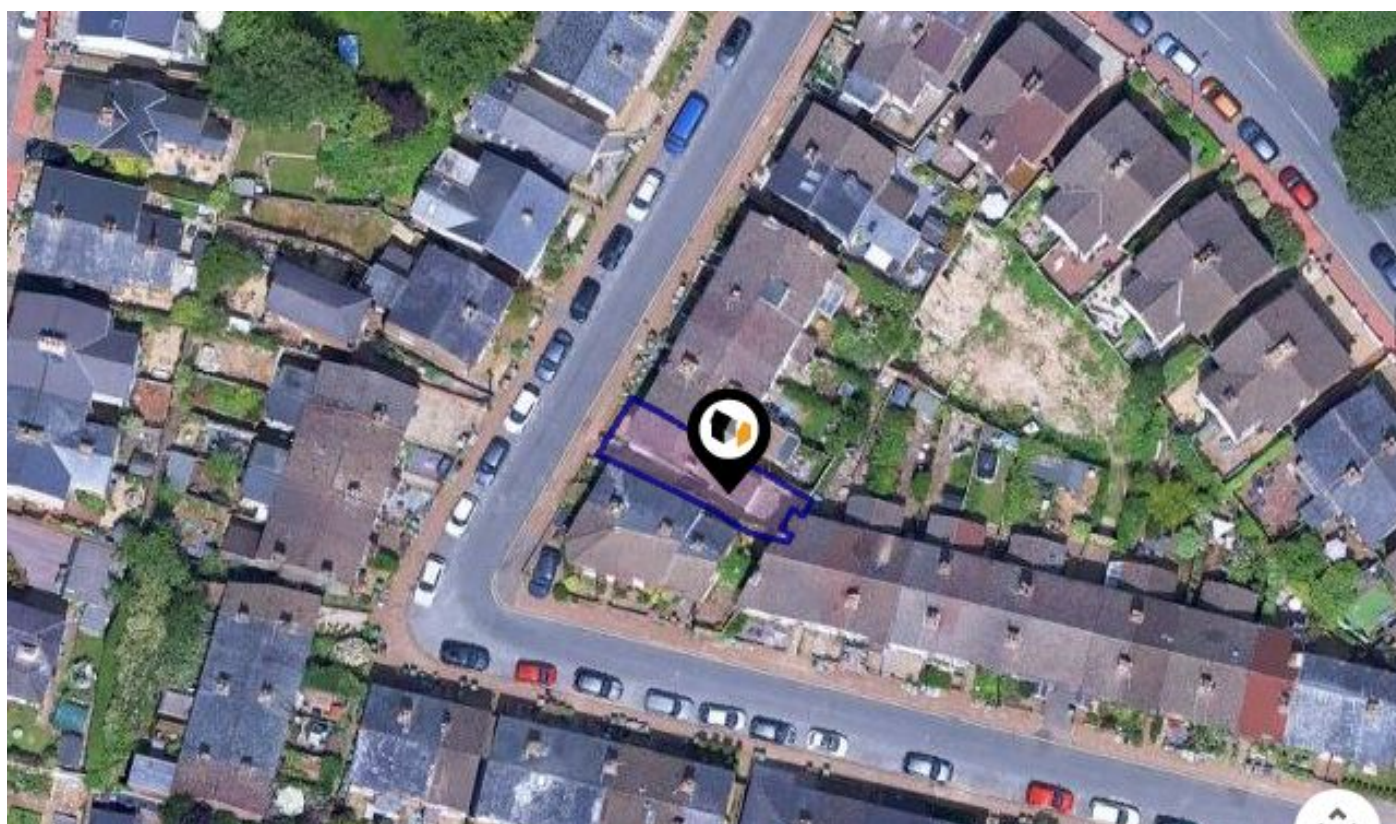


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th October 2025



CROMWELL ROAD, TUNBRIDGE WELLS, TN2

Martin & Co Tunbridge Wells

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www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells



A beautifully refurbished two-bedroom end of terrace home, ideally located close to Tunbridge Wells town centre. Recently redecorated throughout, the property features a brand-new fitted kitchen with slimline dishwasher, new gas hob, oven and extractor, plus engineered oak flooring to the ground floor. The bathroom includes a dual-fuel heated towel rail, and a modern gas boiler (approx. two years old) provides efficient central heating. Outside, there's a private rear garden with side access and a shared right of way for the neighbour. A smart, move-in-ready home combining character, quality and convenience in a sought-after area.

OUTSIDE SPACE

The property enjoys a private rear garden with a useful side access - ideal for bringing bikes, bins, or garden equipment through. There is a right of way for the neighbouring property across part of the garden and shared use of the side access. Despite this, the outdoor space retains good privacy and scope for landscaping, offering a pleasant area to relax or entertain.

LOCAL AREA

Cromwell Road is a quiet residential street within easy reach of Tunbridge Wells town centre and just a short walk from Dunorlan Park - one of the town's most loved green spaces, with landscaped gardens, boating lake and open lawns perfect for walks, picnics and recreation. The area is well-served by local shops, schools and public transport, with Tunbridge Wells station offering direct trains to London. Parking is via the residents' permit scheme, ensuring convenient access for homeowners. A well-connected and desirable location combining town convenience with green surroundings.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	635 ft ² / 59 m ²
Plot Area:	0.02 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£2,086
Title Number:	K785780

Tenure: Freehold

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1	86	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



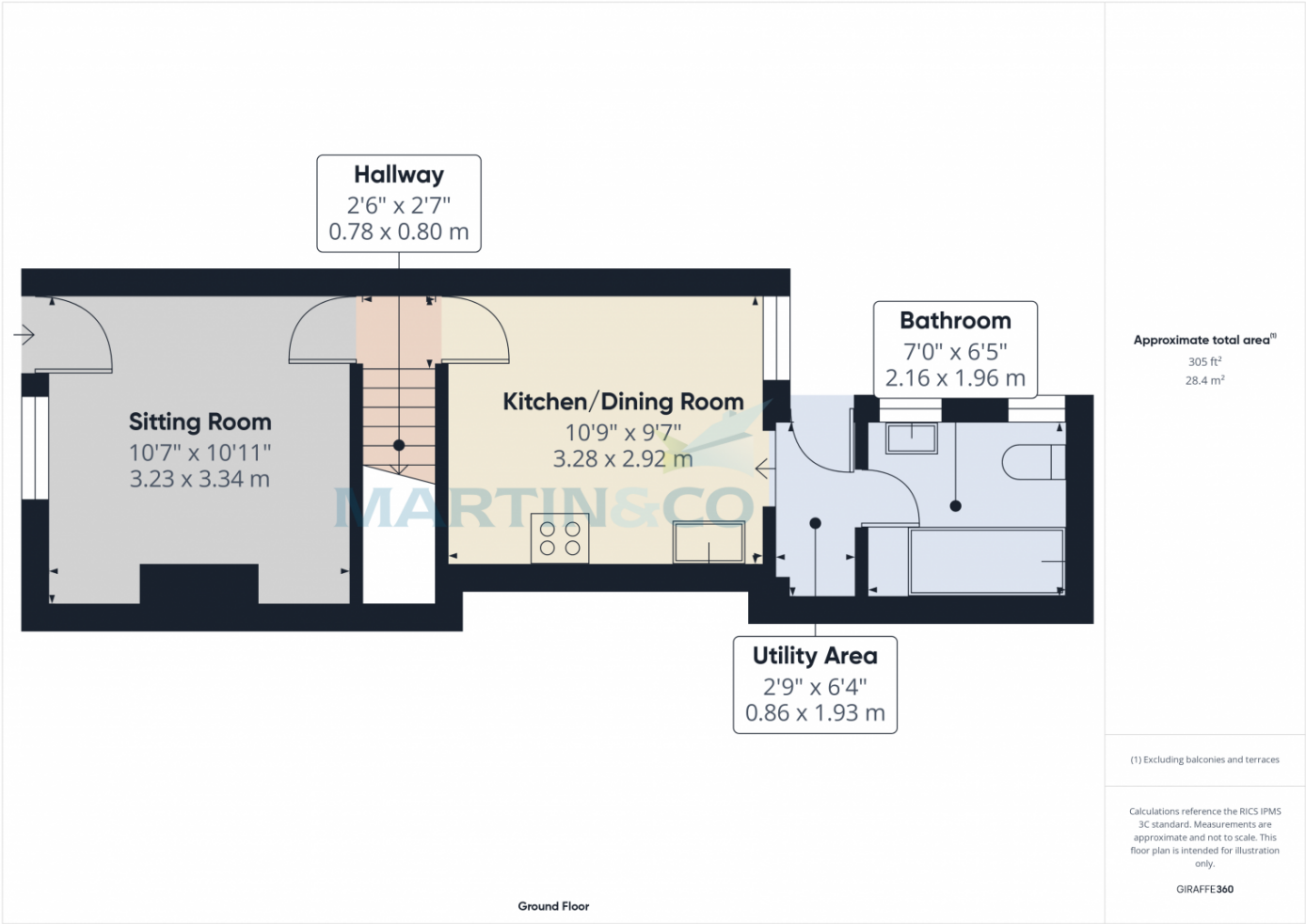




CROMWELL ROAD, TUNBRIDGE WELLS, TN2

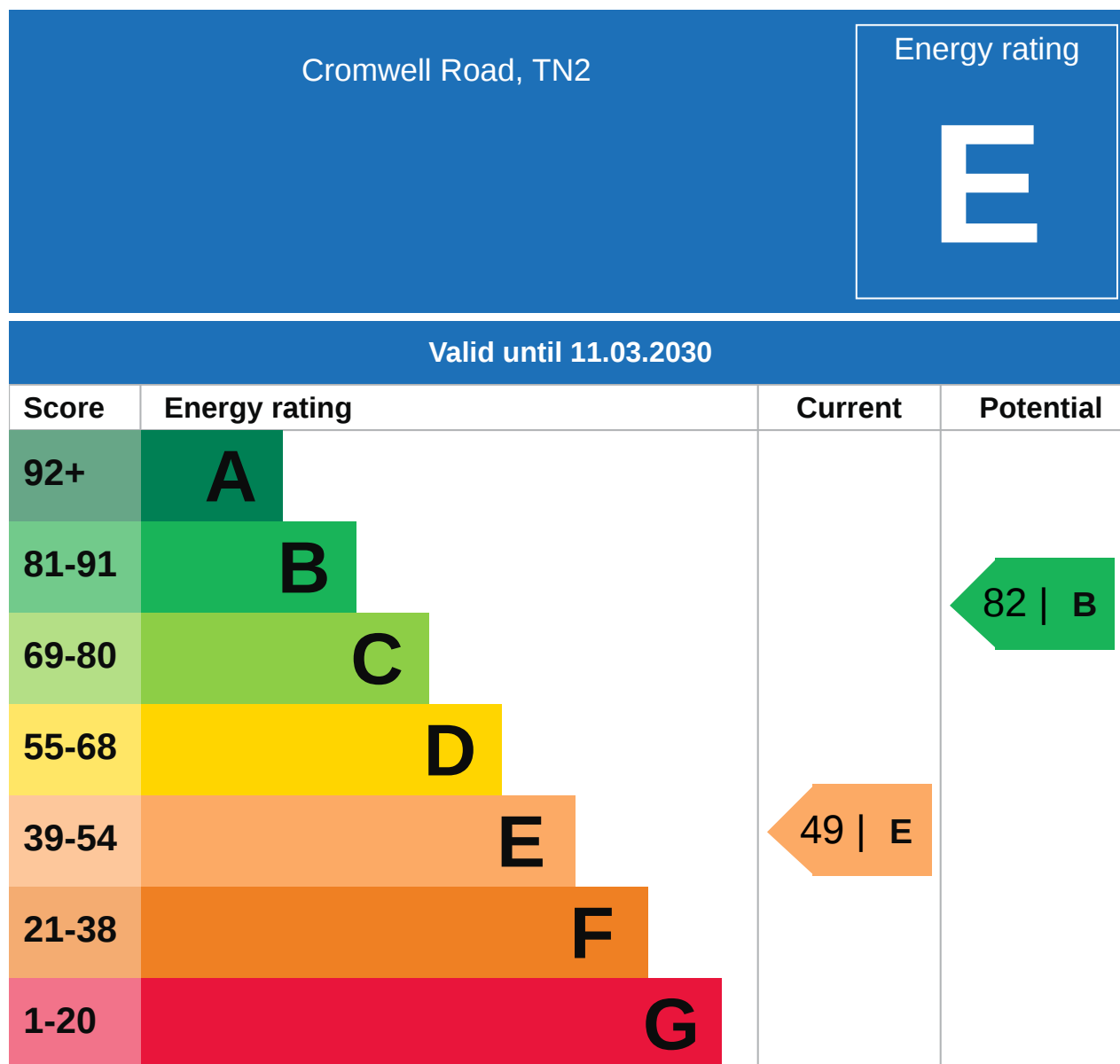


CROMWELL ROAD, TUNBRIDGE WELLS, TN2



CROMWELL ROAD, TUNBRIDGE WELLS, TN2

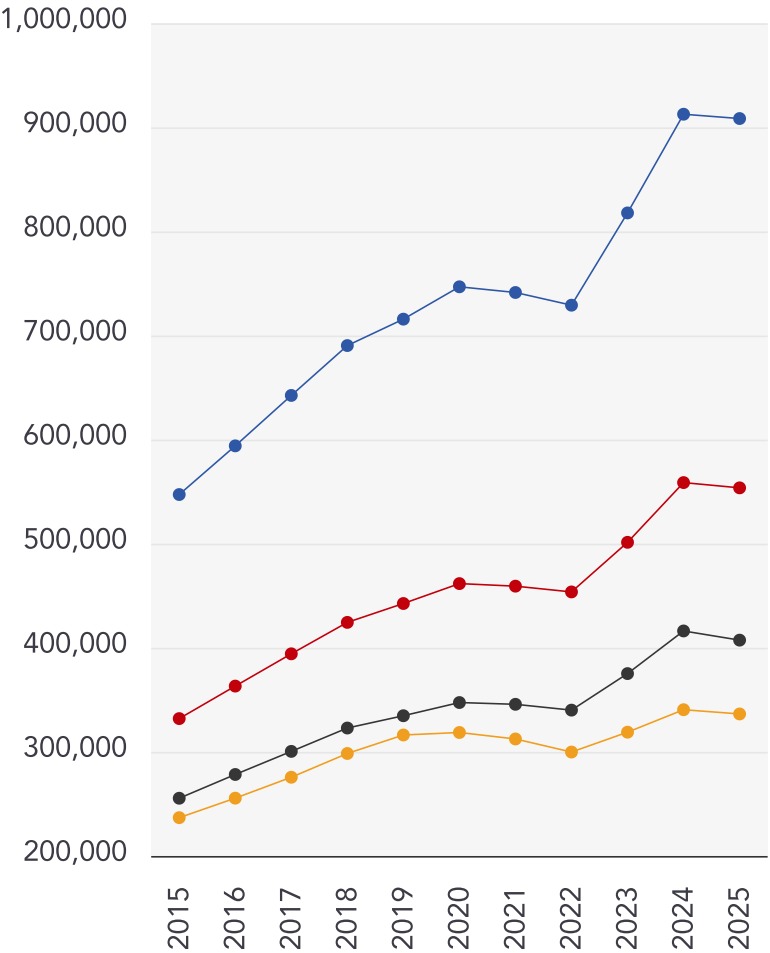




Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	59 m ²

10 Year History of Average House Prices by Property Type in TN2



Detached

+66.01%

Semi-Detached

+66.77%

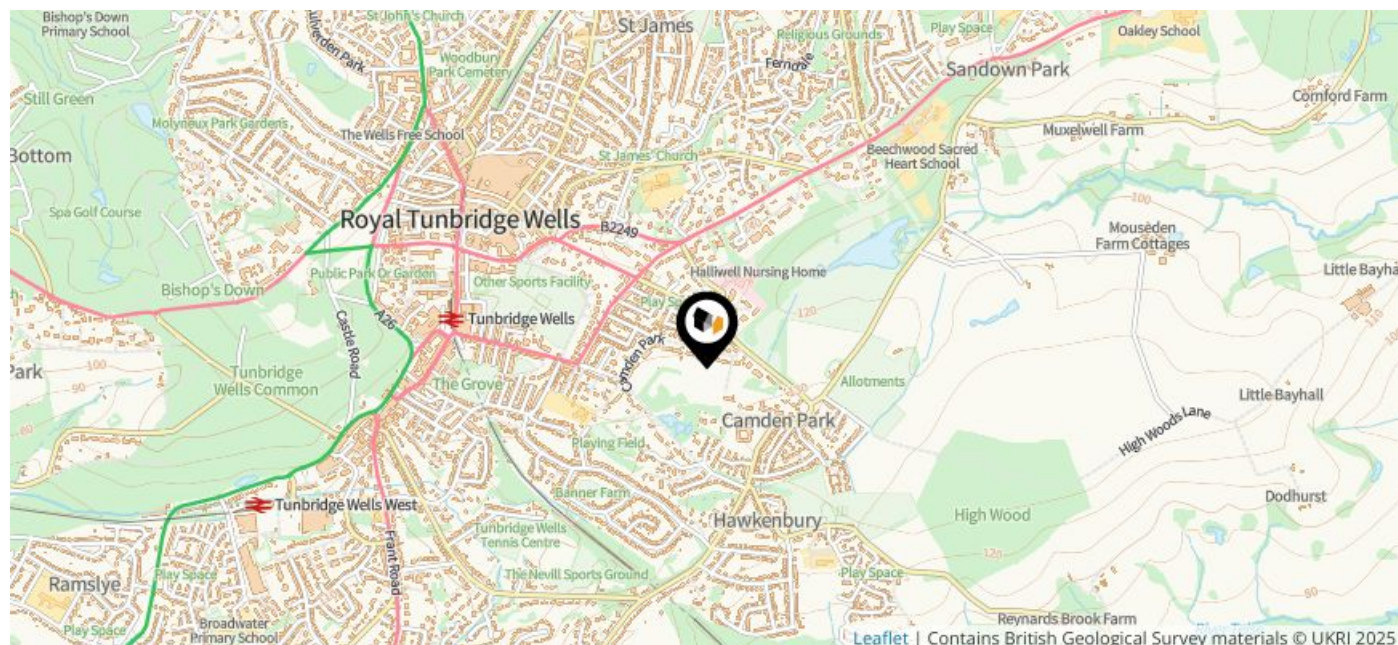
Terraced

+59.45%

Flat

+42.08%

This map displays nearby coal mine entrances and their classifications.



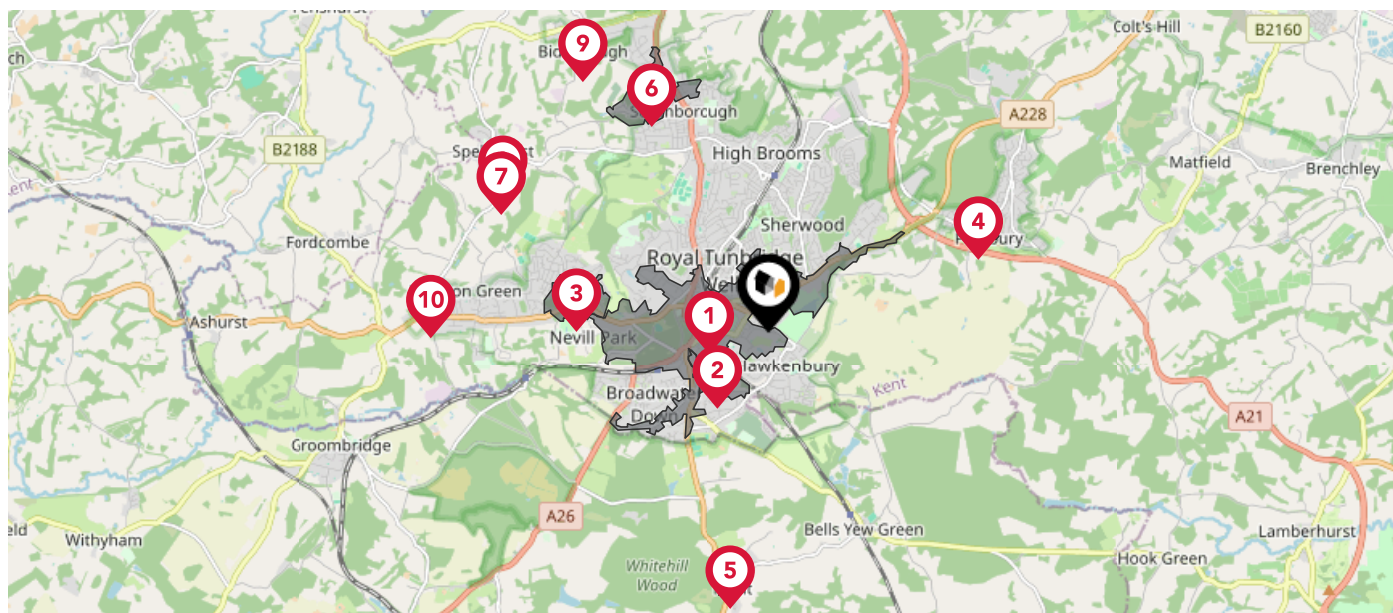
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

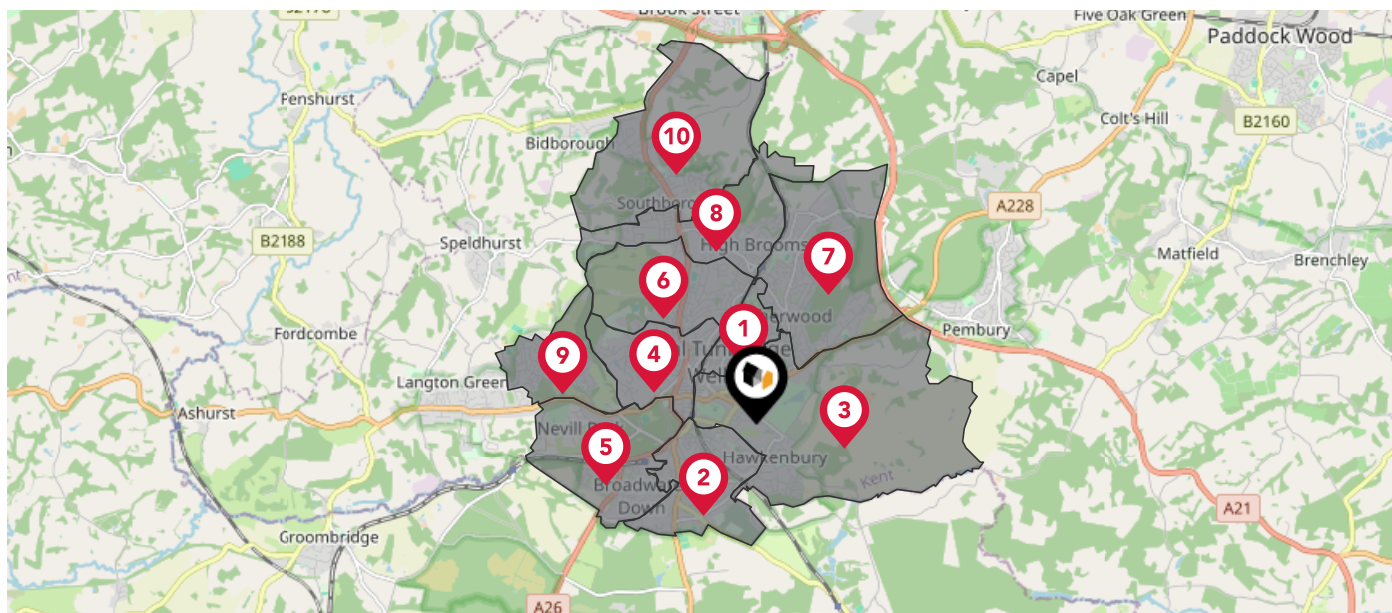
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Tunbridge Wells Conservation Area
- 2 Madeira Park & Warwick Park Conservation Area
- 3 Rusthall Conservation Area
- 4 Pembury Conservation Area
- 5 Frant
- 6 Southborough Conservation Area
- 7 Speldhurst Conservation Area
- 8 Speldhurst Conservation Area
- 9 Bidborough Conservation Area
- 10 Langton Green Conservation Area

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

St. James' Ward

2

Pantiles and St. Mark's Ward

3

Park Ward

4

Culverden Ward

5

Broadwater Ward

6

St. John's Ward

7

Sherwood Ward

8

Southborough and High Brooms Ward

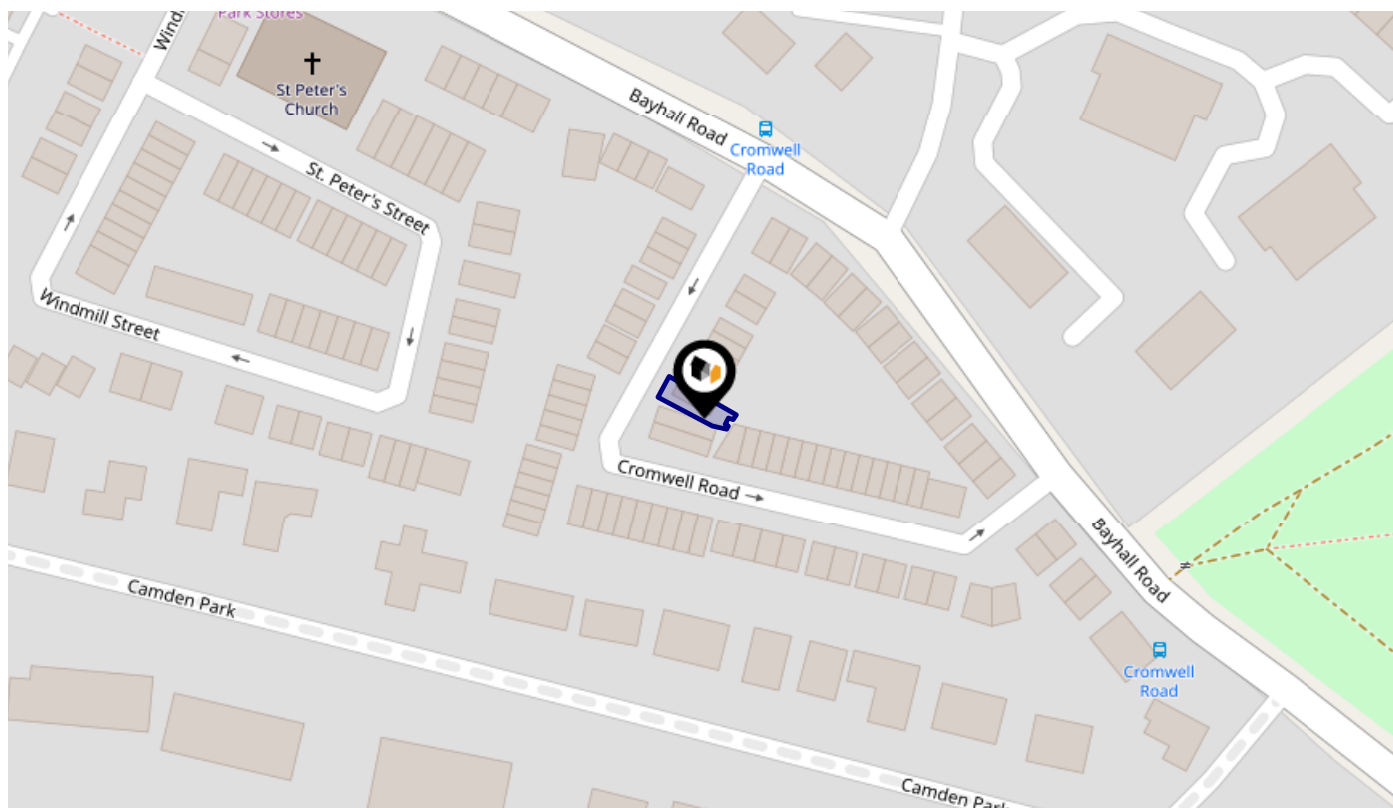
9

Rusthall Ward

10

Southborough North Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

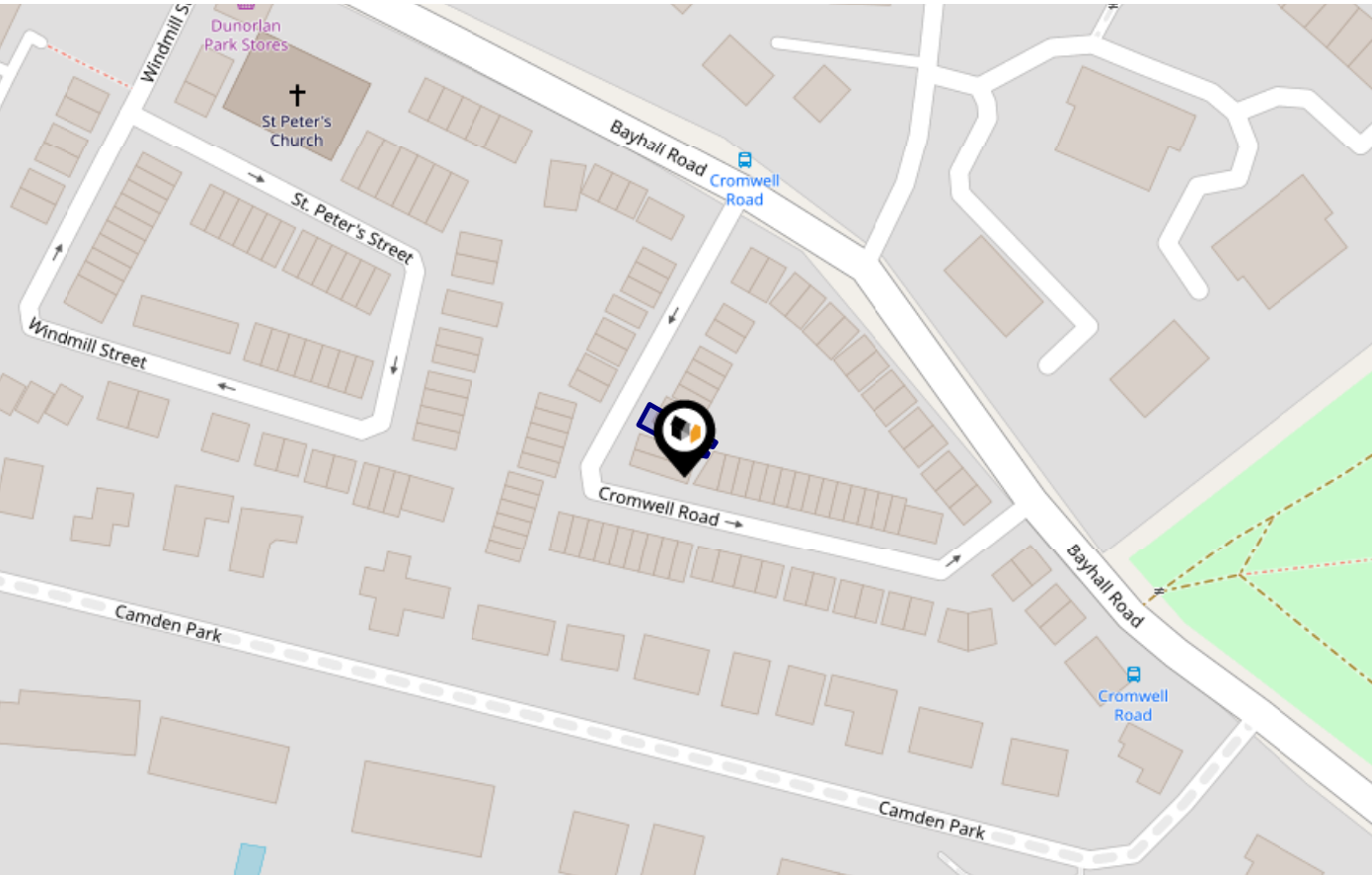
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

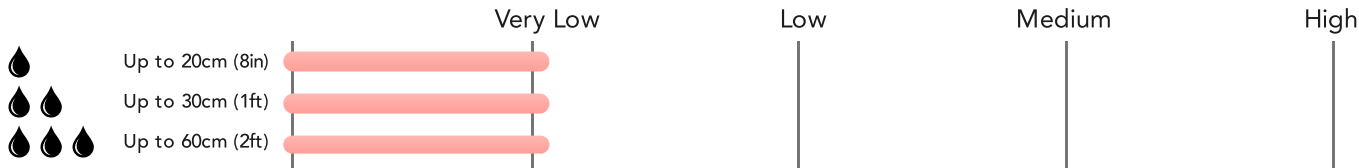


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

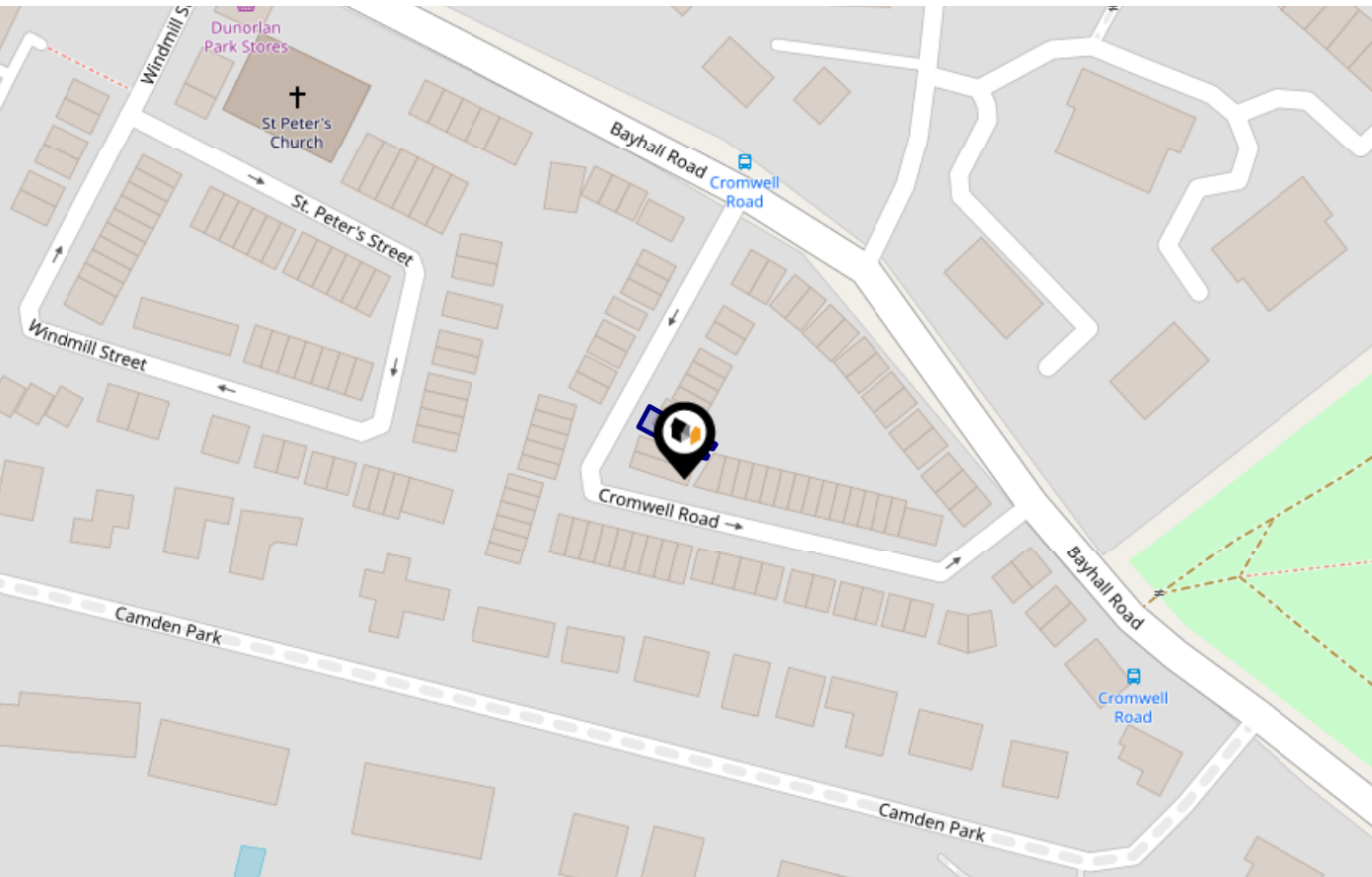
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

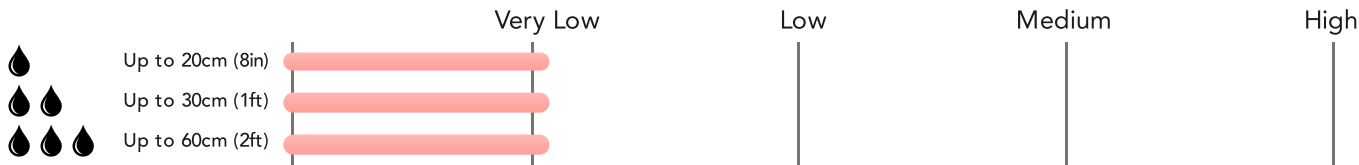


Risk Rating: Very low

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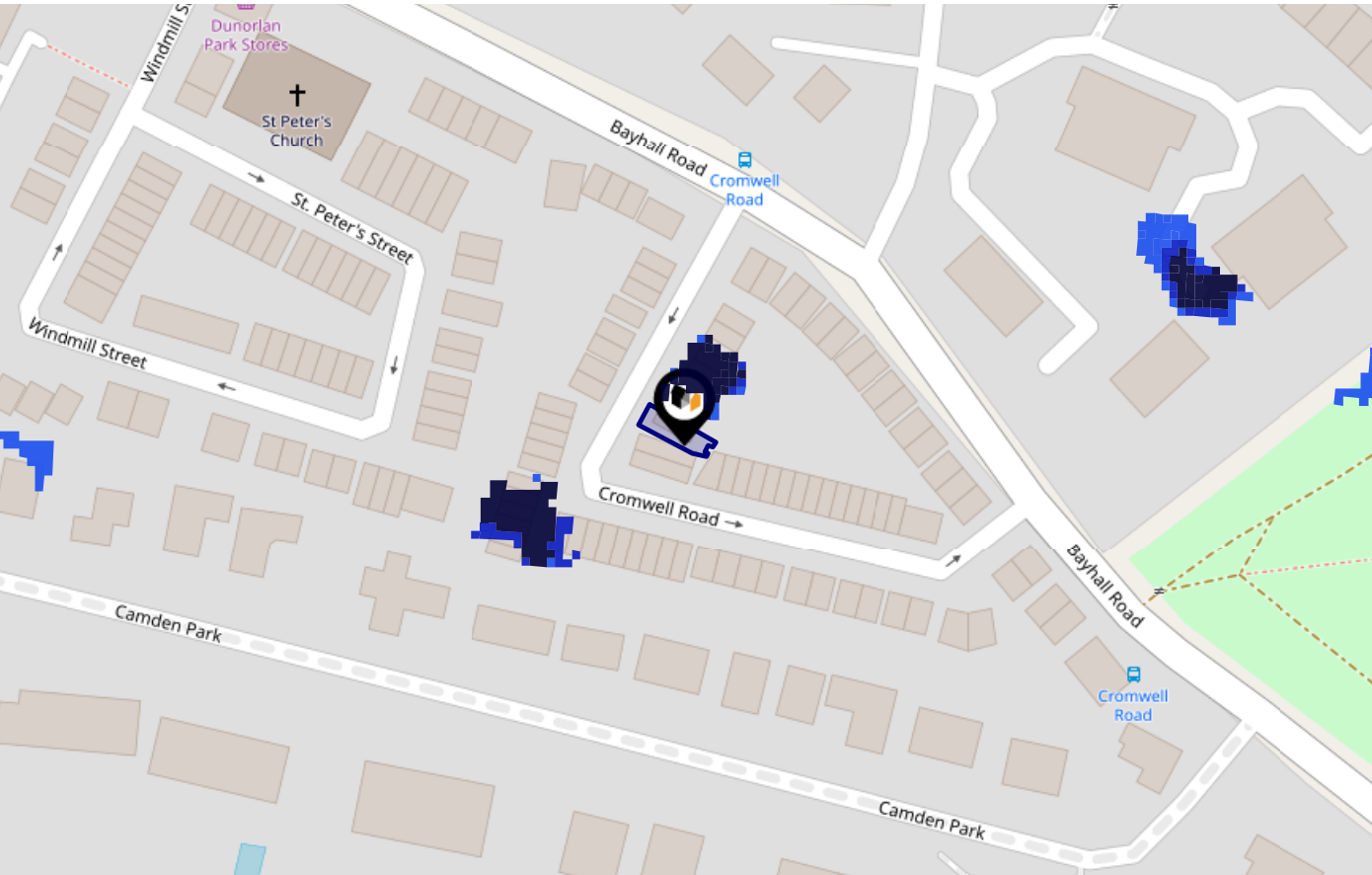
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

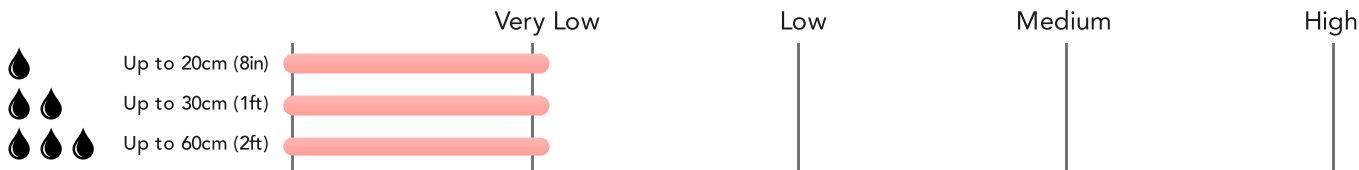


Risk Rating: Very low

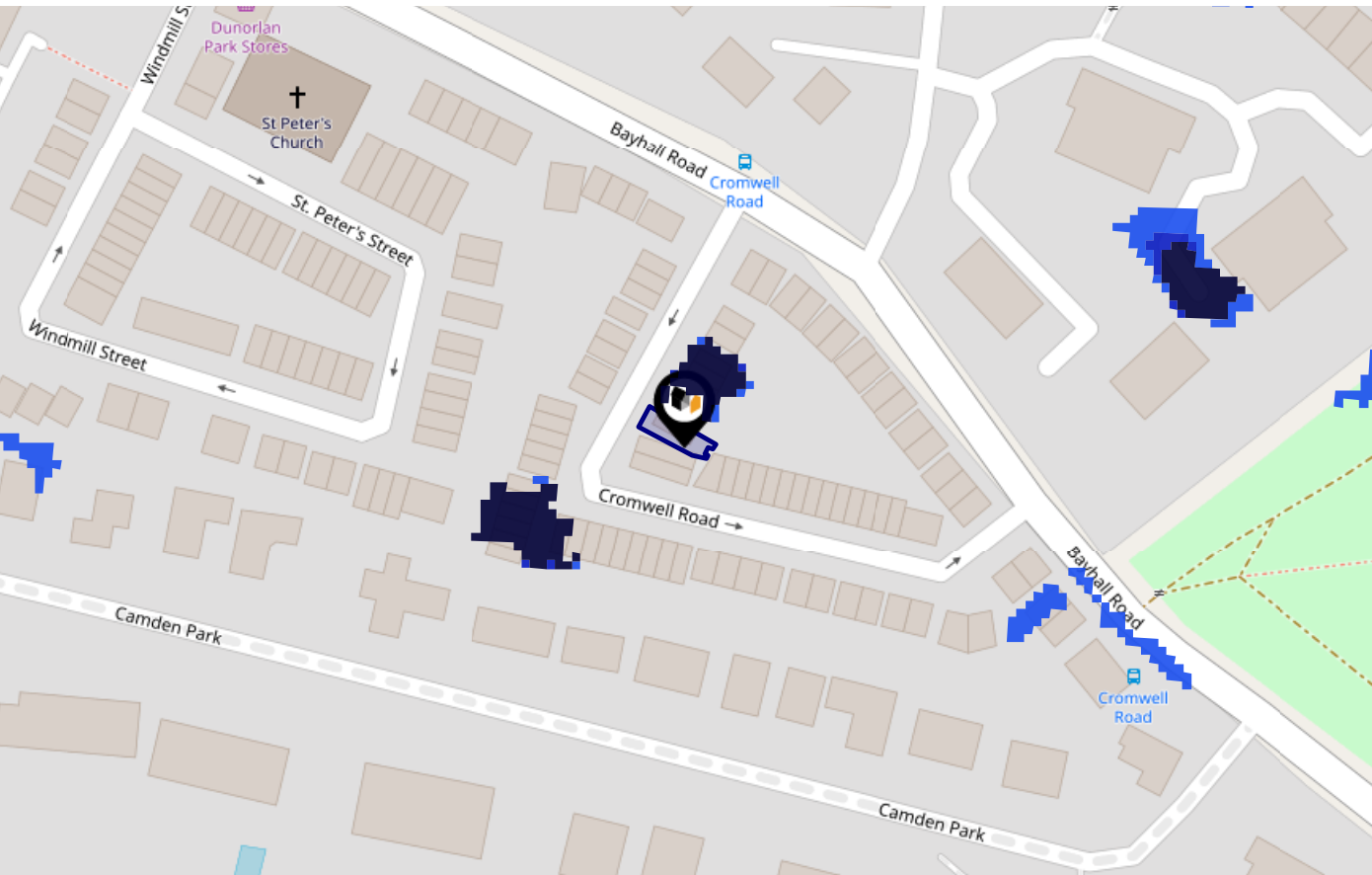
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

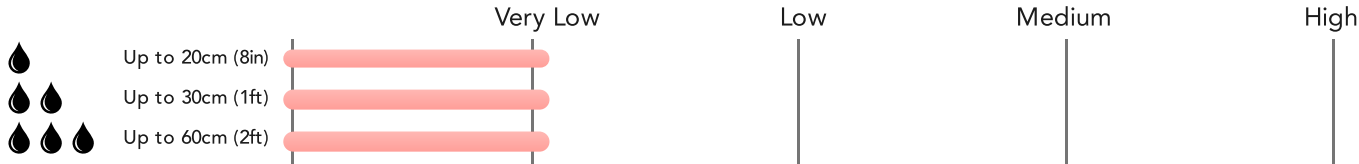


Risk Rating: Very low

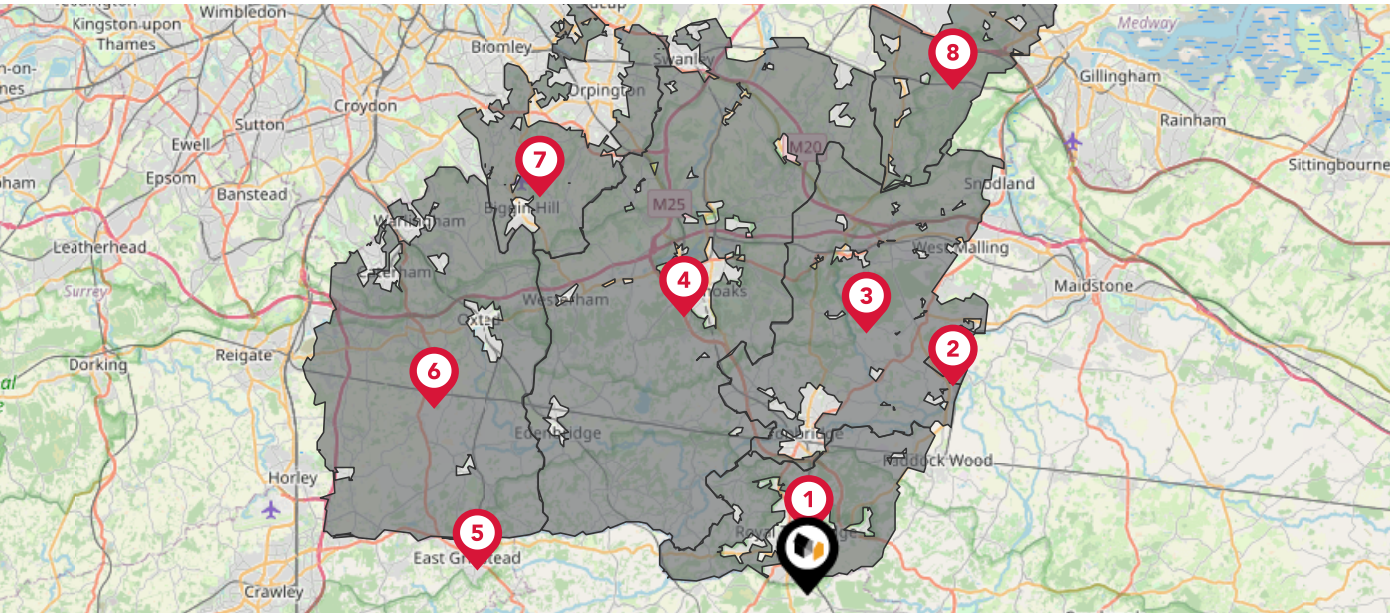
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Chance of flooding to the following depths at this property:

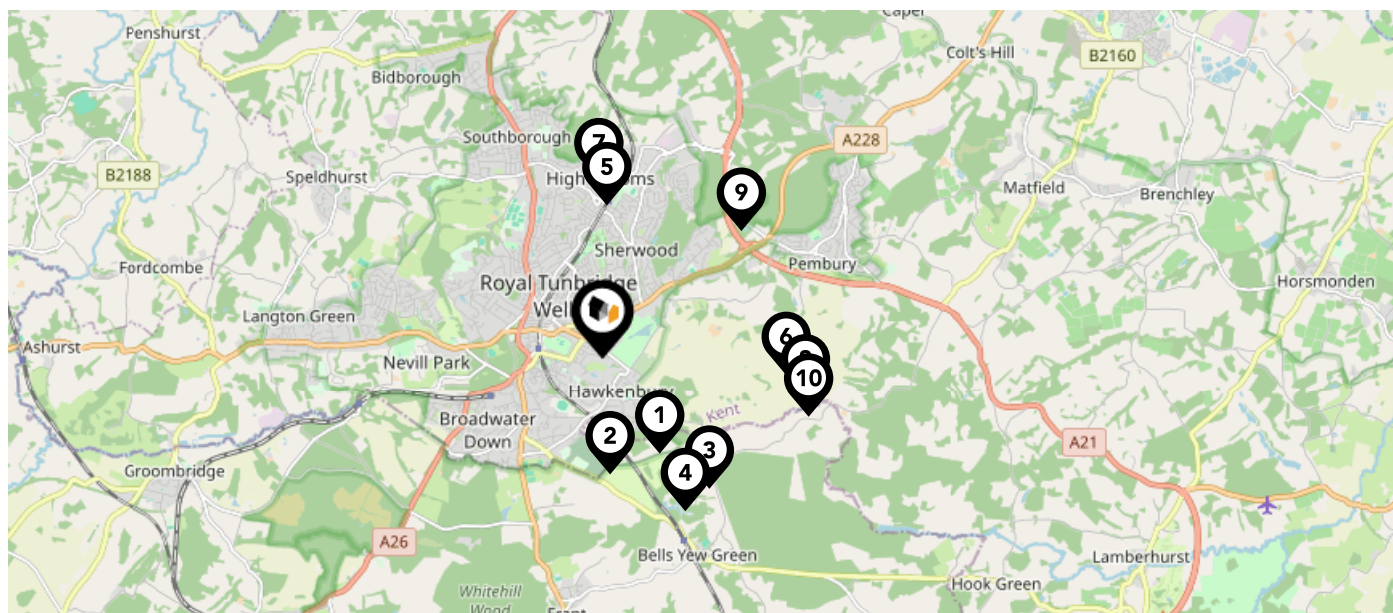


This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	London Green Belt - Tunbridge Wells
2	London Green Belt - Maidstone
3	London Green Belt - Tonbridge and Malling
4	London Green Belt - Sevenoaks
5	London Green Belt - Mid Sussex
6	London Green Belt - Tandridge
7	London Green Belt - Bromley
8	London Green Belt - Gravesham

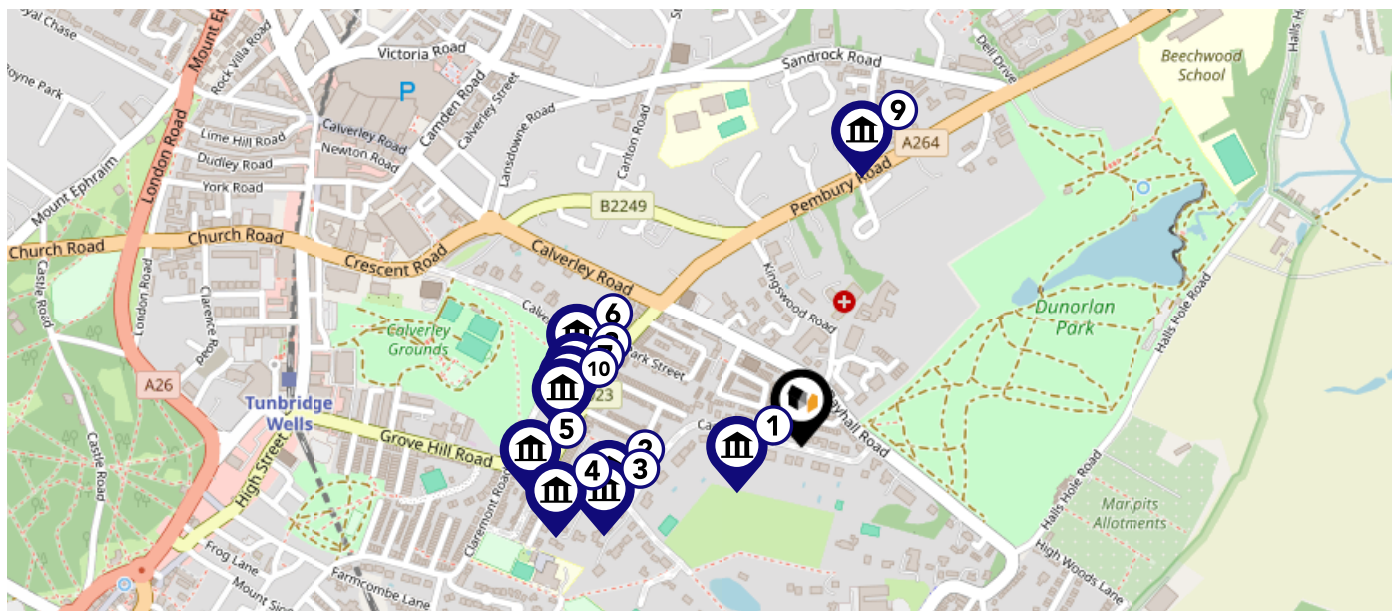
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



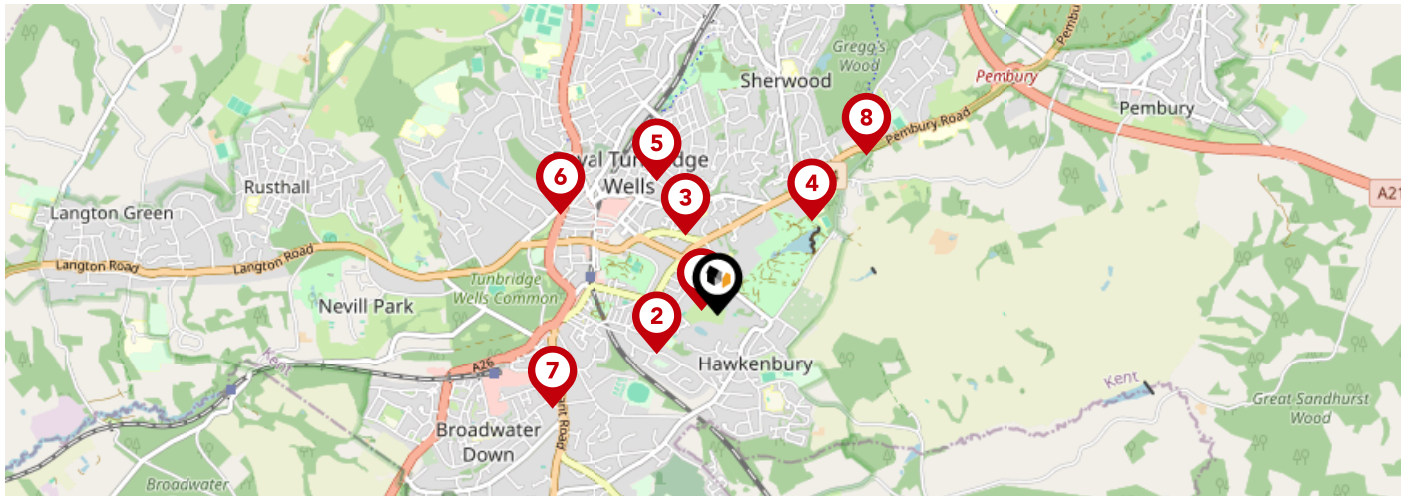
Nearby Landfill Sites

1	Tutty's Hawkenbury-Hawkenbury Road, Hawkenbury, Kent	Historic Landfill	
2	Little Mount Farm-Benhall Mill Road, Frant	Historic Landfill	
3	Browns Wood-Coker's Down, Kent	Historic Landfill	
4	Court Lodge Down-Tunbridge Wells, Kent	Historic Landfill	
5	Chapmans Quarry-Chapman Way, High Brooms Industrial Park, Tunbridge Wells, Kent	Historic Landfill	
6	Great Bayhall Farm-High Woods Lane, Pembury, Tunbridge Wells, Kent	Historic Landfill	
7	Highbrooms-Powder Mill Lane, Southborough, Tunbridge Wells, Kent	Historic Landfill	
8	Great Bayhall Farm-Off Dundale Road, Tunbridge Wells, Kent	Historic Landfill	
9	Sandhill Quarry-Pembury, Tunbridge Wells, Kent	Historic Landfill	
10	Great Bayhall Farm-Off Dundale Road, Tunbridge Wells, Kent	Historic Landfill	

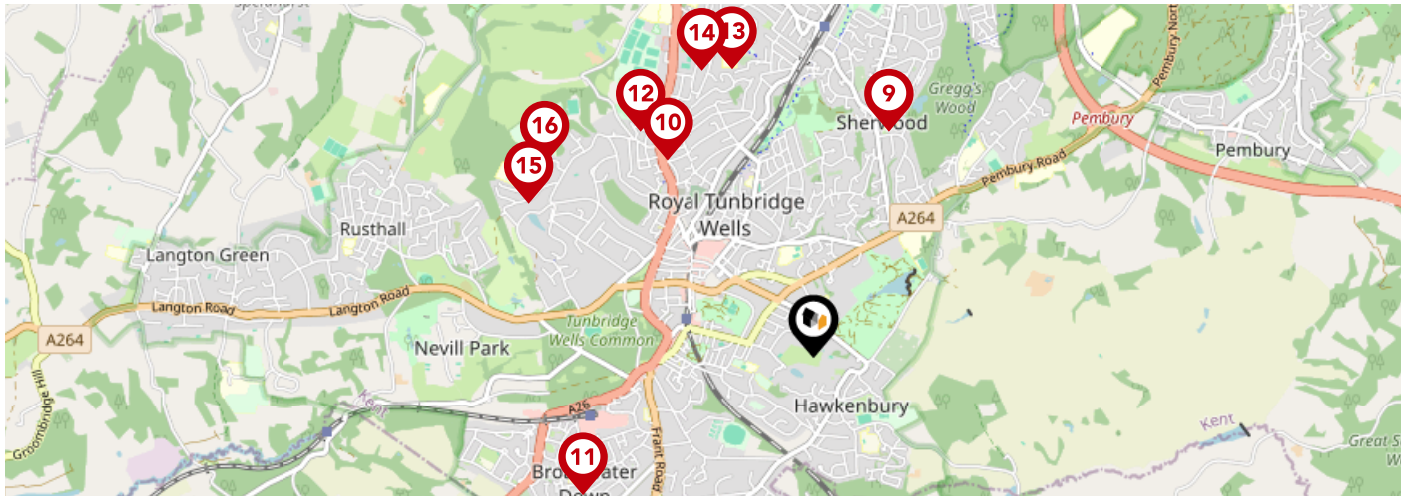
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1338821 - The Lawn Including Garden Boundary Wall And Gate Piers To North	Grade II	0.1 miles
	1346504 - Oakfield Court	Grade II	0.2 miles
	1223603 - Oakfield Lodge	Grade II	0.2 miles
	1083754 - Cambridge House	Grade II	0.3 miles
	1083750 - 23, Calverley Park	Grade II	0.3 miles
	1083744 - 13, Calverley Park	Grade II	0.3 miles
	1083746 - 16, Calverley Park	Grade II	0.3 miles
	1346498 - 15, Calverley Park	Grade II	0.3 miles
	1084406 - Concord College	Grade II	0.3 miles
	1346499 - 17, Calverley Park	Grade II	0.3 miles



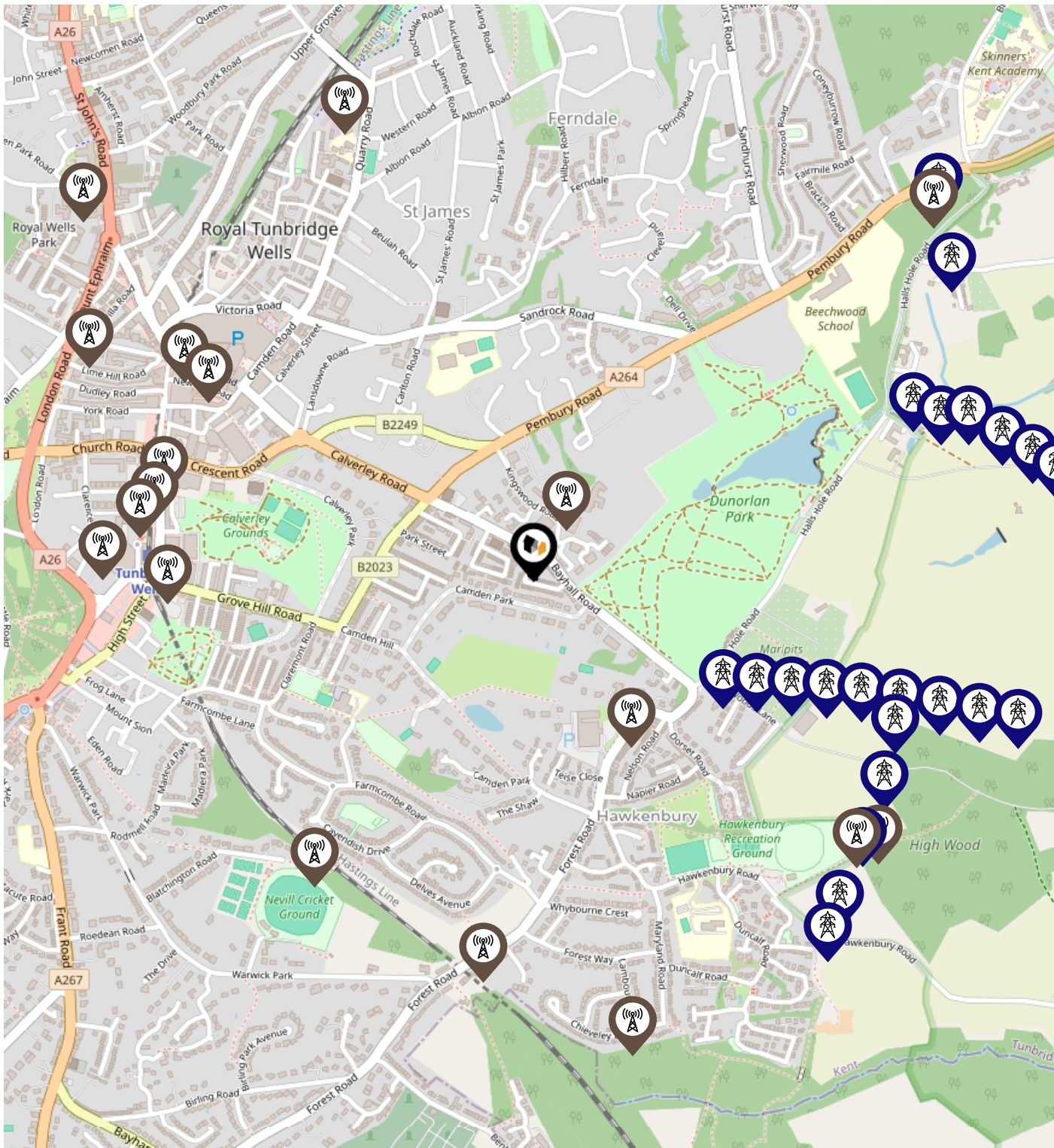
		Nursery	Primary	Secondary	College	Private
1	St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:0.08	☐	☒	☐	☐	☐
2	Claremont Primary School Ofsted Rating: Good Pupils: 436 Distance:0.34	☐	☒	☐	☐	☐
3	St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 629 Distance:0.4	☐	☒	☐	☐	☐
4	Beechwood School Ofsted Rating: Not Rated Pupils: 354 Distance:0.62	☐	☐	☒	☐	☐
5	St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 204 Distance:0.69	☐	☒	☐	☐	☐
6	The Wells Free School Ofsted Rating: Good Pupils: 210 Distance:0.87	☐	☒	☐	☐	☐
7	The Mead School Ofsted Rating: Not Rated Pupils: 237 Distance:0.88	☐	☒	☐	☐	☐
8	Skinner's Kent Academy Ofsted Rating: Good Pupils: 1036 Distance:1.02	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Temple Grove Academy Ofsted Rating: Good Pupils: 197 Distance: 1.1	☐	☒	☐	☐	☐
	The Skinners' School Ofsted Rating: Good Pupils: 1118 Distance: 1.14	☐	☐	☒	☐	☐
	Broadwater Down Primary School Ofsted Rating: Good Pupils: 151 Distance: 1.25	☐	☒	☐	☐	☐
	Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1042 Distance: 1.32	☐	☐	☒	☐	☐
	St John's Church of England Primary School Ofsted Rating: Good Pupils: 630 Distance: 1.39	☐	☒	☐	☐	☐
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 273 Distance: 1.43	☐	☒	☐	☐	☐
	Rose Hill School Ofsted Rating: Not Rated Pupils: 242 Distance: 1.51	☐	☐	☒	☐	☐
	Bennett Memorial Diocesan School Ofsted Rating: Outstanding Pupils: 1897 Distance: 1.54	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

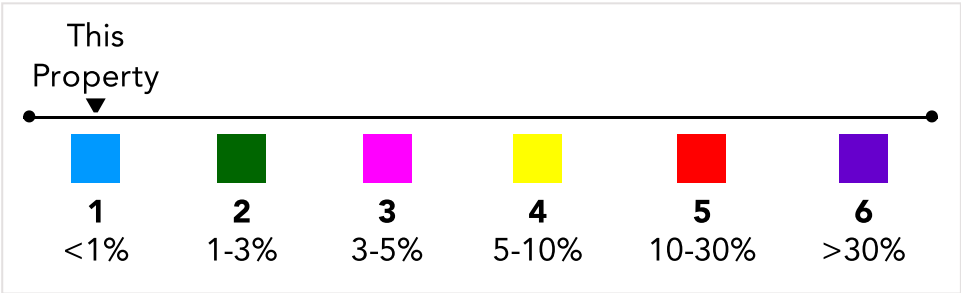
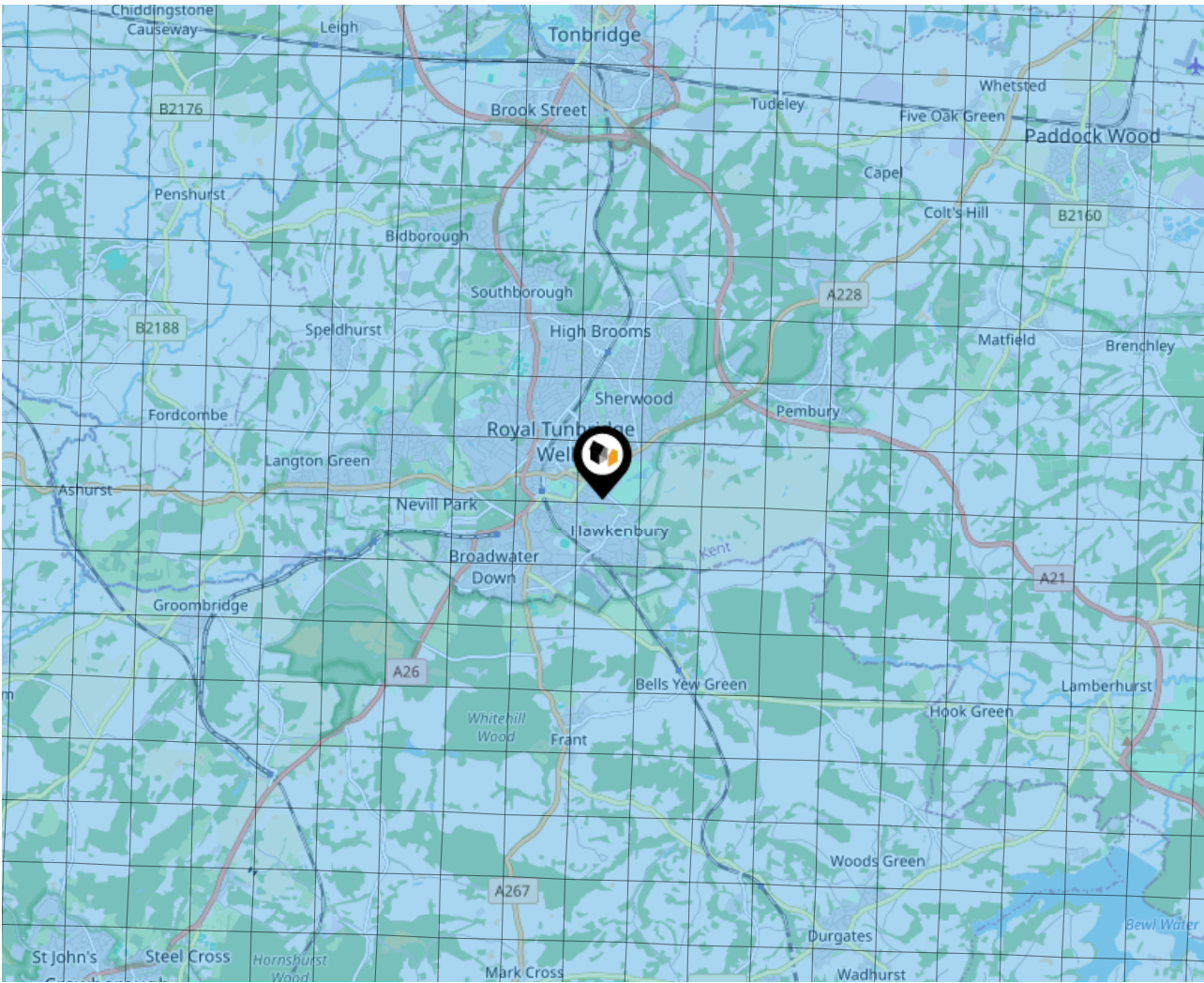


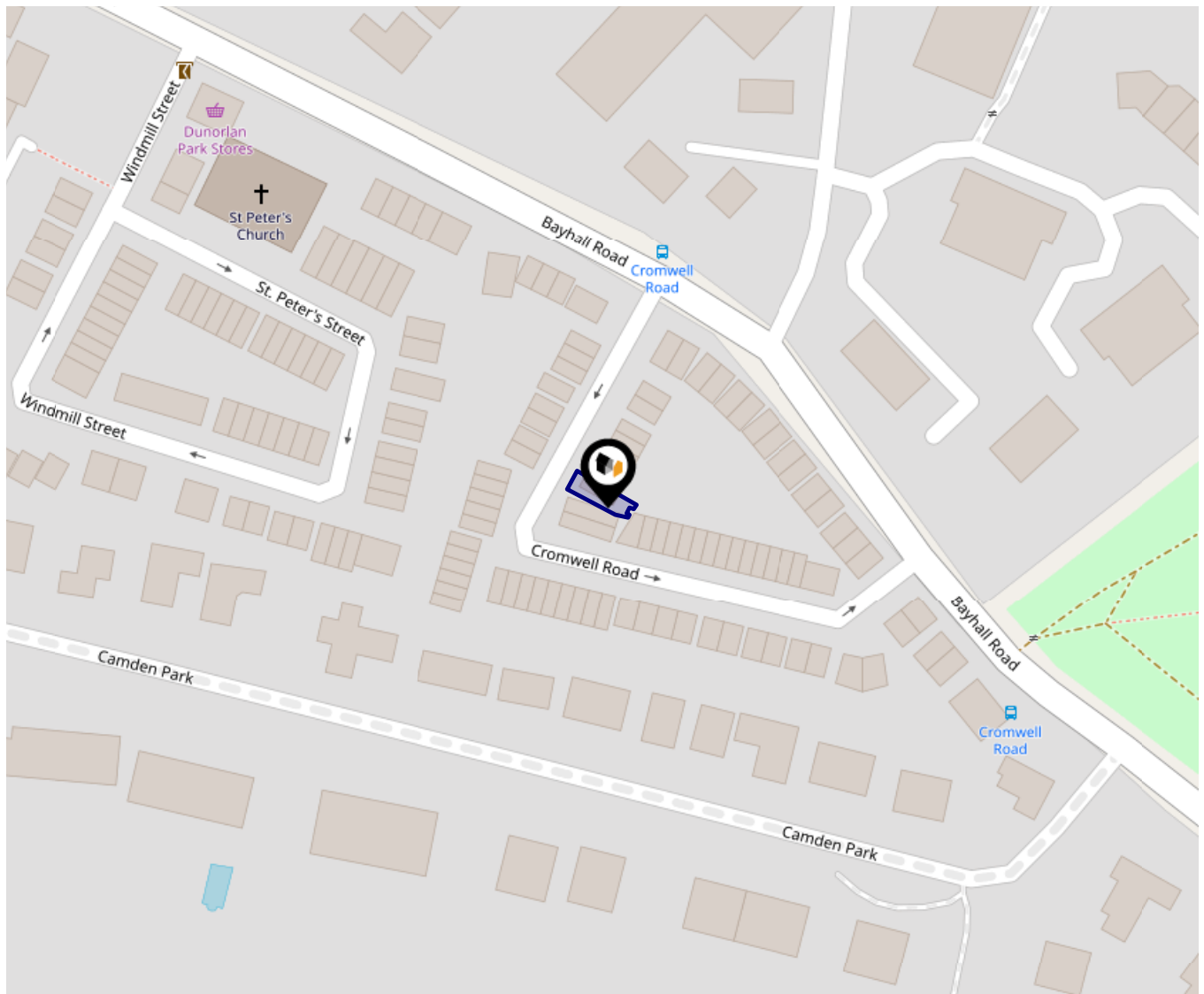
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





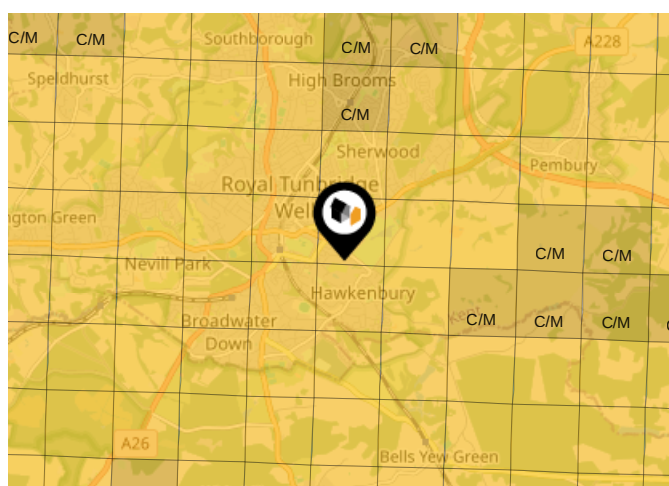
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SANDY LOAM TO LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

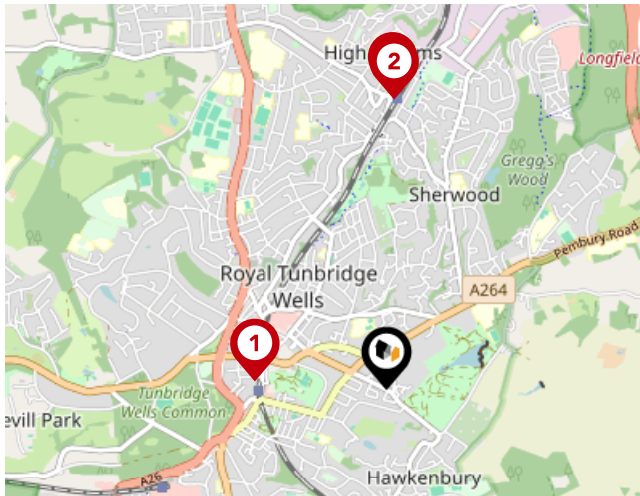


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

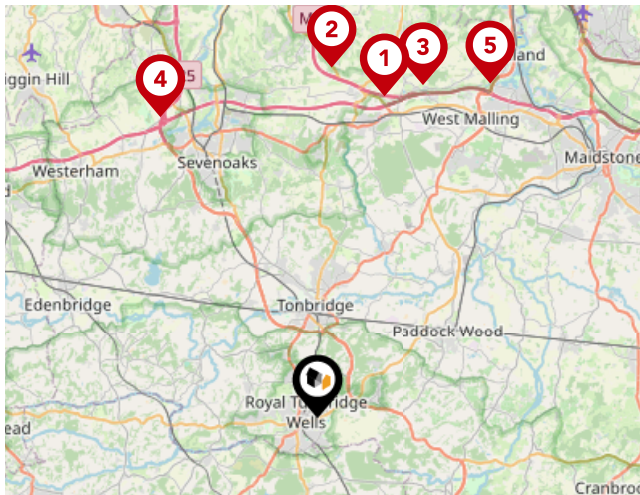
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	0.61 miles
2	High Brooms Rail Station	1.35 miles
3	High Brooms Rail Station	1.37 miles



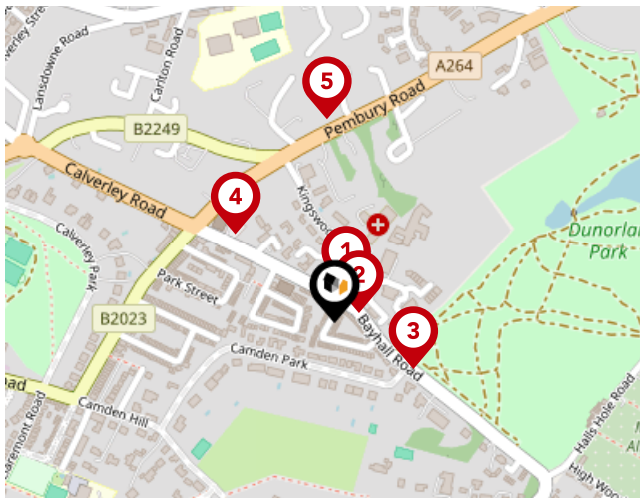
Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	12.2 miles
2	M20 J2	13 miles
3	M20 J3	13 miles
4	M25 J5	12.6 miles
5	M20 J4	13.99 miles



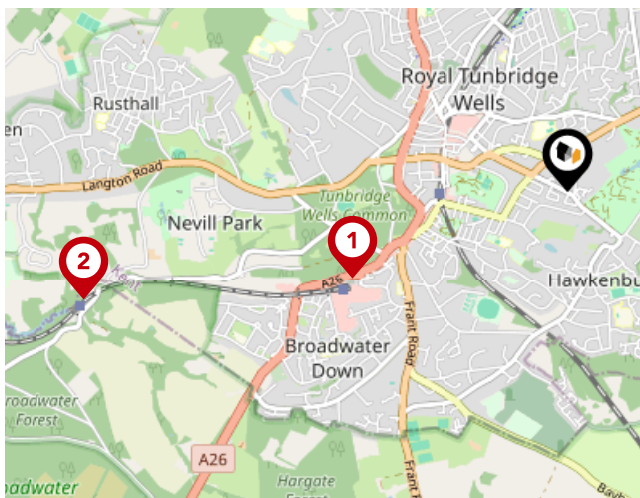
Airports/Helipads

Pin	Name	Distance
1	Leaves Green	17.56 miles
2	Silvertown	27.65 miles
3	Gatwick Airport	19.21 miles
4	Lydd Airport	31.05 miles



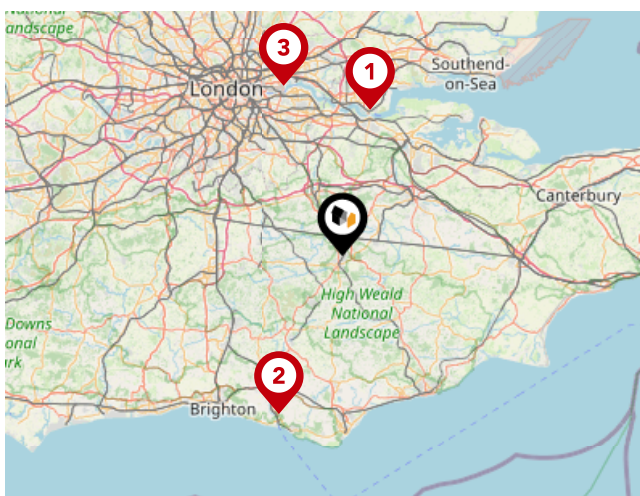
Bus Stops/Stations

Pin	Name	Distance
1	Kingswood Road	0.04 miles
2	Kingswood Road	0.03 miles
3	Camden Park	0.11 miles
4	Salvation Army Church	0.15 miles
5	Shandon Close	0.24 miles



Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.08 miles
2	High Rocks (Spa Valley Railway)	2.31 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	22.18 miles
2	Newhaven Harbour Ferry Terminal	25.39 miles
3	Woolwich Arsenal Pier	26.81 miles



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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