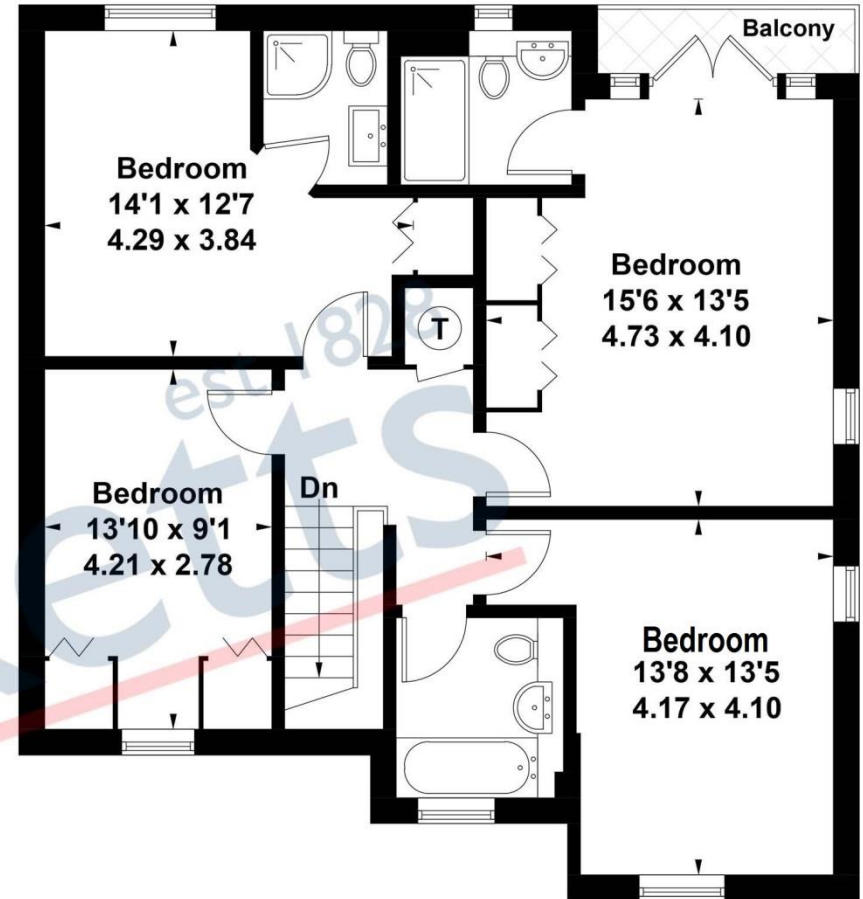
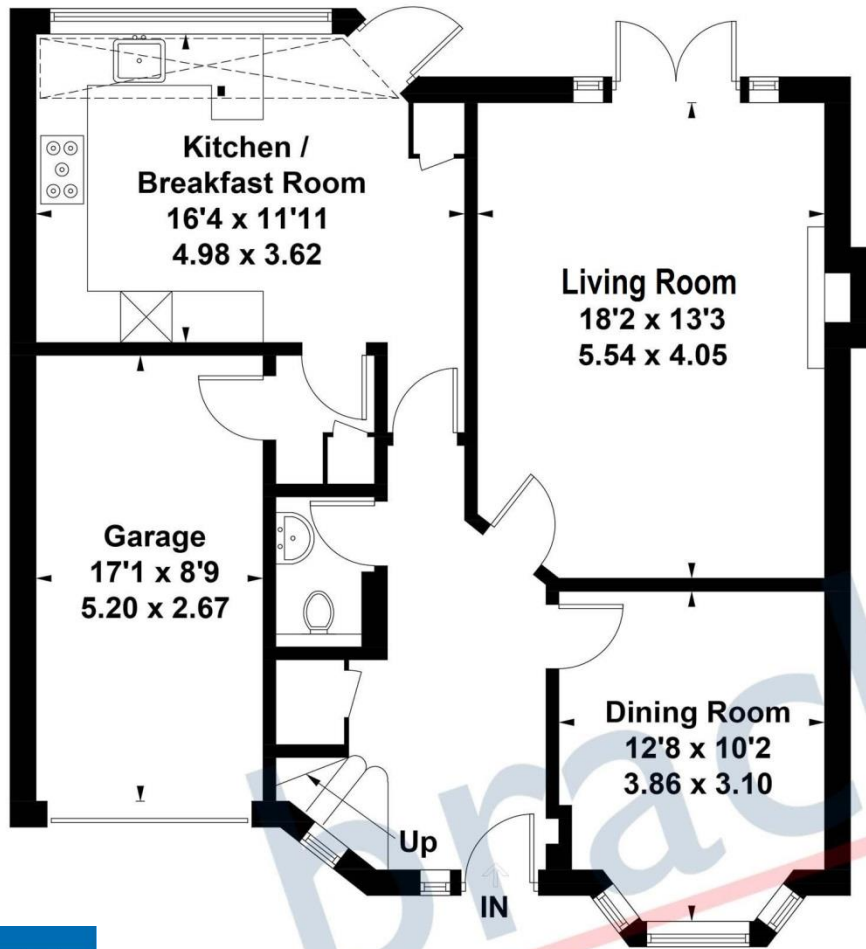




2 Badgers Holt, Tunbridge Wells, Kent TN2 3ES  
**Guide Price £725,000 Freehold**

When experience counts... **bracketts** est. 1828



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	76

England, Scotland & Wales

EU Directive 2002/91/EC

**Ground Floor Approx Internal Floor Area**  
907 sq ft (84.3 sq m)  
(Including Garage)

**Approx Gross Internal Floor Area**  
1763 sq ft (163.8 sq m)

**First Floor Approx Internal Floor Area**  
856 sq ft (79.5 sq m)



Guide Price £725,000 Freehold

2 Badgers Holt, Tunbridge Wells, Kent TN2 3ES

## VIEWING

By appointment with Bracketts.

## LOCATION

Badgers Holt is an exclusive gated development on the eastern fringes of Tunbridge Wells, about a mile and a half from the town centre where there are extensive shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct, whilst there are more specialist shops and boutiques in the High Street and Pantiles areas of the town. Tunbridge Wells mainline station offers a fast and frequent commuter service to London in under an hour. The town boasts two theatres at the Trinity Arts and the Assembly Hall and is generally well served with good schools, both state and independent, for children of all ages.

## TO BE SOLD

An immaculately presented 4 double bedroom semi-detached home located in a secure gated development on the eastern fringes of Tunbridge Wells. The property has been upgraded and is beautifully presented with spacious accommodation arranged over the two floors and a delightful landscaped garden with parking and garage. The residents of Badgers Holt also have the benefit of the Estate facilities which include a gym in the Manor House block and extensive grounds which extend to several acres.

## ACCOMMODATION

Front Door into:

### Entrance Hall

Inset doormat. Radiator. Thermostat control.

### Dining Room

A spacious room with bay window to the front. Radiator.

### Cloakroom

Fitted with a low level WC and wash hand basin. Half tiled walls. Radiator. Amtico flooring.

### Living Room

A delightful room with a fireplace fitted with a gas fire. Two radiators. Two uplighters. Doors and windows overlooking the landscaped rear garden.

### Kitchen/Breakfast Room

A generous room with Amtico flooring. Extensive range of base and wall units with oak doors and Corian work surfaces over. Integrated fridge/freezer and undercounter freezer. One-and-a-half bowl Corian sink unit with electric waste disposal unit. Ceramic hob with extractor over. Electric oven. Combination oven and microwave. Integrated dishwasher and concealed gas boiler (replaced in October 2014). Door and windows to the rear garden fitted with privacy film.

### Laundry Room

Tall store/broom cupboard and provision for stackable washing machine and tumble dryer. Radiator. Amtico flooring. Door to garage.

### First Floor Landing

Airing cupboard housing the pre-lagged hot water cylinder with immersion heater. Radiator. Loft hatch.

### Master Bedroom

Door to **Balcony** and window fitted with privacy film - both overlooking the rear garden. Further window to the side. Two built-in double wardrobes. Radiator.

### En Suite Shower Room

A large shower cubicle fitted with an Aqualisa shower with remote control, wash hand basin and low level WC. Heated towel rail. Amtico flooring. Window. Corner cabinet.

### Bedroom 2

This delightful guest bedroom has double sash window to the rear. Fitted wardrobe. Radiator.

### En Suite Shower Room

Fully tiled shower cubicle, low level WC and wash hand basin. Heated towel rail. Mirrored cabinet. Extractor fan.

### Bedroom 3

Windows to the side and front. Radiator.

### Bedroom 4

Window to the front. Two fitted wardrobes. Radiator.

### Family Bathroom

Panelled Carronite bath with pumped supply and hand shower, wash hand basin and low level WC. Mirrored cabinet. Heated towel rail with supplementary electric heating element. Amtico flooring.

## OUTSIDE

At the **Front** of the property there is a pretty area of garden predominantly laid to lawn with a pathway to the front door. Gas meter and external water tap. There is a tar paved driveway which provides off road parking and leads to the **Integral Garage** which is generous in length and has an up and over door. Electricity meter. At the **Rear** of the property there is a south facing landscaped garden with well stocked flower and shrub borders, an area of patio and a good sized level lawn. External water tap. Electrically operated awning above the living room windows and doors. Gate to the side for pedestrian access.

## ROUTE TO VIEW

From our offices in the High Street proceed in a northerly direction, turning right at Hooper's Department Store into Grove Hill Road. Follow this road, which becomes Prospect Road and at the traffic lights cross directly over onto Pembury Road. Continue on this road heading out of town and at the traffic lights with Halls Hole Road and Blackhurst Lane, turn left into Blackhurst Lane and Badgers Holt is then the first turning on the left. It is a security gated development so all viewings are strictly by appointment.

## ESTATE CHARGES

Estate charges for the current year are £66.12 per calendar month. This covers garden maintenance of the communal areas (12 acres); maintenance of the gym, electronic gates, playground, street lighting, trees, roads and visitor parking on the development. Managing Agent fee which covers all aspects of the communal facilities.

Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



**bracketts** est. 1828  
27/29 High Street, Tunbridge Wells  
Kent TN1 1UU  
Tel: (01892) 533733 Fax: (01892) 512201  
E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)  
[www.bracketts.co.uk](http://www.bracketts.co.uk)

