

8 Broadwater Rise, Tunbridge Wells





8 Broadwater Rise, Tunbridge Wells TN2 5UE

Bright 4-bedroom house with development opportunities in sought after location

Accommodation Summary

- Detached house
 - 4 bedrooms
 - Kitchen
- Open plan living/dining room
- Bathroom and ground floor cloakroom
 - South West facing garden
 - Driveway and garage
- Sought after location (near The Pantiles)
- Walking distance to town centre and mainline station
 - Chain free



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Set on a peaceful no through road on the south side of Tunbridge Wells, off Broadwater Down, this home is a dream project to create your own vision and add value in the future.

It has woodland walks on its doorstep so that you can enjoy a relaxed family life, but also benefits from excellent schools and superb transport links nearby. It is also a stone's throw from the vibrant café culture of the Pantiles.

Screened from the quiet road by a leafy tree, a green lawn fronts the house with the driveway to the side, in front of the detached tandem garage.

A covered entrance door welcomes you into the wide hallway, with a useful guest cloakroom.

On the right is the kitchen brightened by its part glazed door opening into the garden and large window above the sink. It has lots of work top space and a good selection of cupboards, both top and bottom. With a fitted oven, four ring hob, fridge/freezer and room for freestanding appliances it has everything you need.

At the rear is the open plan living/dining room which is flooded with natural light from its double aspect windows. A central exposed brick wall cleverly defines the use of the space, with the area closest to the kitchen being perfect as a dining room. The space behind has plenty of room for family sofas to enjoy garden views, with glazed sliding doors to the side giving garden access.

Climbing the stairs to the first floor, there are four bedrooms, all with large windows, and three of which have fitted wardrobes.

A bathroom with shower over the bath completes the first floor.

Outside the enclosed rear garden is laid mainly to lawn with a paved terrace that sits at the back of the house, perfect for summer dining. It is a delightful space with mature hedged borders, and a variety of flowers, plants, shrubs, and trees.

A detached tandem garage provides lots of storage space and interesting renovation opportunities.

This fantastic home is being sold chain free. An absolute must see!



Covered entrance door, which opens into:

Entrance Hall: wooden effect flooring, radiator.

Cloakroom: side aspect opaque double glazed window, low level WC, wash hand basin, radiator.

Kitchen: side aspect opaque part glazed door, front aspect double glazed window, integrated Neff oven, 4 ring Hotpoint hob, integrated fridge/freezer, extractor, space and plumbing for dishwasher and washing machine, stainless steel sink with mixer tap and drainer, tiled splashback, wall hung Worcester boiler. The kitchen has plenty of worktop space and a good selection of wooden eye and base level units.

Living/Dining Room: rear and side aspect double glazed windows, side aspect sliding doors, exposed brick central wall, fitted cupboard with shelving, part wooden effect flooring, radiators.

First Floor Landing: side aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen, radiator.

Bedroom 1: rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator.

Bedroom 2: front aspect double glazed window, wooden flooring, radiator.

Bedroom 3: side aspect double glazed window, mirrored sliding door fitted wardrobe with hanging rail, fitted wardrobe with hanging rail and shelf, ceiling loft access hatch with drop down ladder into boarded loft, wooden flooring, radiator.

Bathroom: side and rear aspect opaque double glazed windows, panel enclosed bath with wall mounted shower attachment and glass shower screen, vanity unit with wash hand basin, mixer tap, vanity shelf, drawer, low level WC, radiator, part tiled walls, wooden flooring.

Bedroom 4: front aspect double glazed window, fitted cupboard with hanging rail and shelves, radiator.

Tandem Garage: front aspect up and over door, rear access into garden.

General:

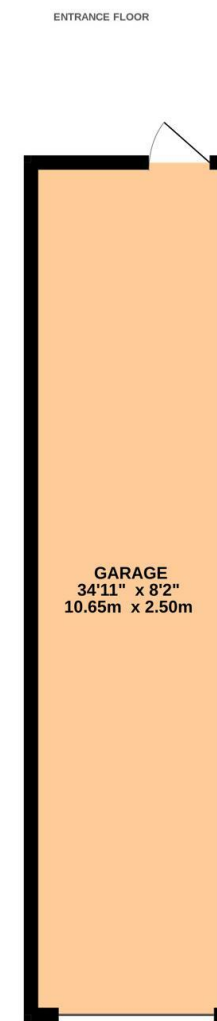
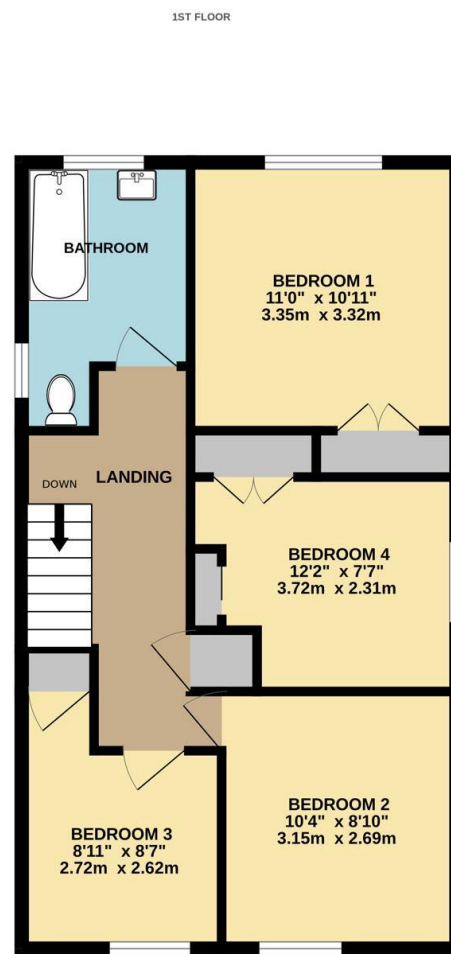
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,735.00)

EPC: D (64)





APPROX TOTAL AREA EXCLUDING GARAGE 1136 SQ.FT / 105.5 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Area Information: Tunbridge Wells

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as The Mead School, Claremont Primary School and Broadwater Primary School sit alongside the highly regarded and sought after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Hargate Forest, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Tunbridge Wells Rugby Football Club. Nevill Cricket Ground. Nevill



