



18 Broomfield

Bells Yew Green, Tunbridge Wells, Kent

A beautifully presented and spacious family home, with three double bedrooms and additional study room, private garden, garage, and within a short walk of the mainline station and amenities.

Guide price £500,000 Freehold

Situation:

The property is situated in a small development in the hamlet of Bells Yew Green, with its mainline station providing regular services to London in under an hour, Village Hall, Lambs Larder convenience store catering for everyday needs, and village pub. Wadhurst is approximately 2.2 miles away and the Spa town of Tunbridge Wells around 2 miles distant.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks. There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.

For the road commuter the A21 is also within easy reach and links with the M25.

Description:

This spacious and beautifully presented home is situated in a small, attractive development in the heart of the village. The property also benefits from an impressive EPC rating of 'B'.

The accommodation is presented over three floors and includes on the ground floor; an entrance hall with hooks for hanging coats ; a well-appointed contemporary kitchen featuring underfloor heating, a wide range of shaker style wall and base units, complementary wood work surfaces, attractive gloss tile splashbacks, Bosch appliances including twin ovens, Bosch hob and stainless steel extractor, dishwasher, and full size fridge freezer; a spacious living room with high quality laminate flooring; and downstairs w/c with attractive wall tiles and heated towel rail. On the first floor is a good-sized landing with adjacent cupboard housing a Megatech delivery system ensuring good water pressure to both bathrooms, two double bedrooms, and a family bathroom featuring a bath with mixer tap over and shower attachment, low level w/c, wash basin with mixer tap over, mirrored medicine cabinet, heated towel rail, with the room being complemented by attractive wall and floor tiling. On the top floor is a landing and the well-proportioned principal bedroom with a fitted wardrobe and ensuite bathroom with two Velux windows providing a good deal of light, large walk-in shower, low level w/c, wash basin with mixer tap, heated towel rail, and attractive wall and floor tiles. Also located on the top floor is an additional room currently used as a home office.

To the rear a good-sized low maintenance private garden laid to slab paving which is ideal for outdoor entertaining. The property also has a garage en bloc, and the development has ample residents and visitor parking.

Services: Mains water and electricity. Solar panels for hot water. Oil-fired central heating.

Local Authority: Wealden District Council

Council tax band: D

Current EPC Rating: B

Property postcode: TN3 9AF

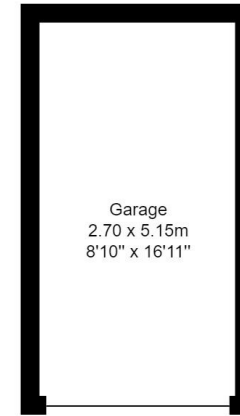


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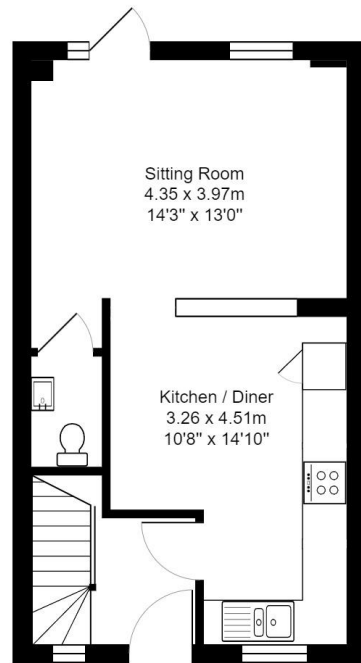
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



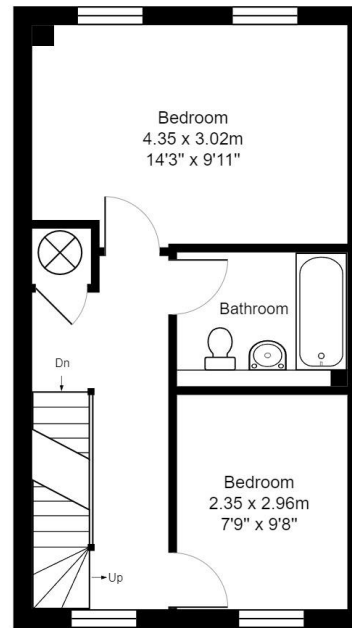
Total Area: 109.7 m² ... 1181 ft²
All measurements are approximate and for display purposes only.



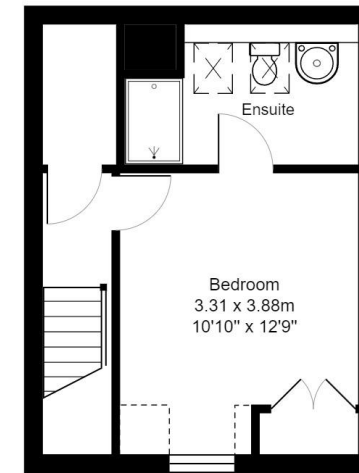
(Not shown in actual location / orientation)
Area: 13.9 m² ... 150 ft²



Ground Floor
Area: 35.0 m² ... 377 ft²



First Floor
Area: 35.0 m² ... 377 ft²



Second Floor
Area: 25.8 m² ... 277 ft²

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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