



Cold Calling  
Control Zone



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LEGNO

**71 Great Brooms Road**  
Tunbridge Wells Kent

A beautifully presented and spacious home having been tastefully and extensively modernised by the current owner, a good size south facing rear garden, and within a short walk of the local amenities and mainline station.

## Guide price £435,000 Freehold

### Situation:

The property is situated in the convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

### Description:

This beautifully presented home offers spacious, light, and airy accommodation throughout and has been updated by the current owner to include new bathrooms, kitchen, carpets, flooring, combi boiler, and electrical rewire, amongst many other improvements.

The home is arranged over two floors and includes, on the ground floor; a large porch; an entrance hall; a well-proportioned living room with newly fitted wood effect flooring and delightful wrought iron period fireplace as its focal point; a spacious dining room again with recently fitted wood effect flooring and adjacent downstairs storage cupboard; a new kitchen with a range of base units, complementary work surfaces, induction hob with stainless steel extractor, sink and drainer with mixer tap over, full size fridge and freezer, and plumbing for a dishwasher and washing machine; and a light and airy conservatory providing views of the south facing garden.

On the first floor is a landing and two good sized double bedrooms both featuring period fireplaces, with the spacious principal bedroom benefiting from a large ensuite bathroom with wood effect flooring, bath and mixer tap over, separate large walk-in shower with both rain and additional shower attachment, wash basin with mixer tap over and storage beneath, low level w/c, and heated towel rail. Also located on this floor is a second bathroom again with wood effect flooring, large walk-in shower featuring both rain and additional shower attachment, wash basin with mixer tap over and storage beneath, and low level w/c.

To the front of the property is a garden bordered by a low-lying brick wall with wrought iron inserts and wrought iron gate, and to the rear is a noticeably good-sized south facing garden with well stocked raised bed borders, two separate patio areas ideal for outdoor entertaining, and shed.

**Services:** Mains water and electricity. Gas-fired central heating.

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council tax band:** C

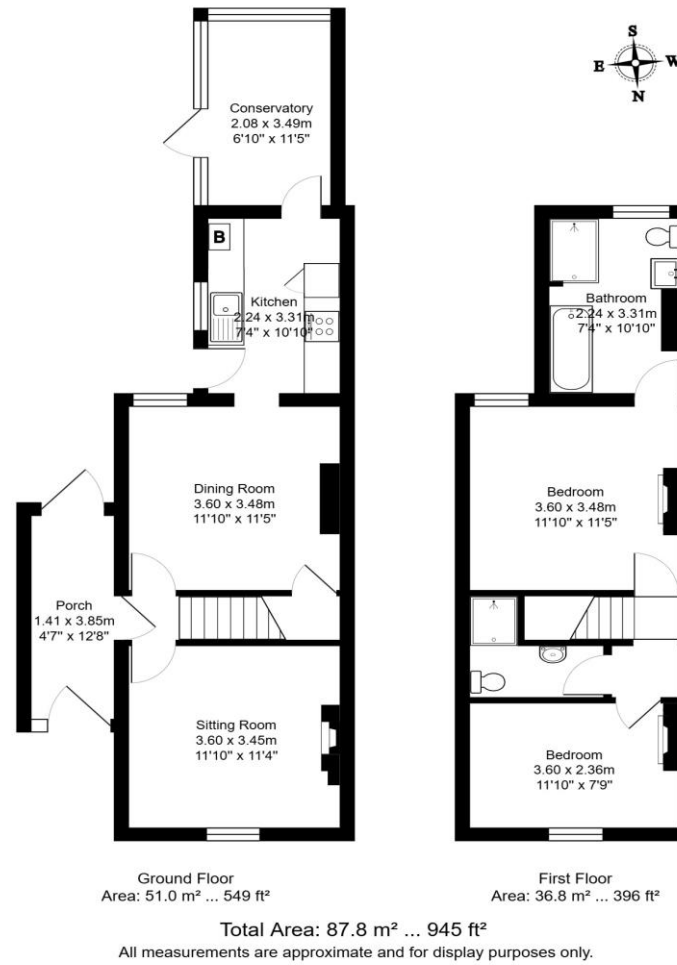
**Current EPC Rating:** D

**Property address:** Postcode TN4 9DH



01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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





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