



### **3 Bedroom Semi-Detached House with Driveway Parking Close to High Brooms Station**

This three bedroom semi-detached house has the potential to be a lovely family home. The current owners have lived in the property for more than 60 years. The house has a living room with bay window, there is a fitted kitchen, downstairs cloakroom WC and conservatory. Upstairs there are two double bedrooms and a single, along with the family bathroom. Outside there is a low maintenance rear garden that is mainly paved with two sheds. To the front there is driveway parking for one vehicle. Double glazing, gas central heating, EPC band E. Council tax band D. Freehold. In need of modernisation. No Chain. Viewing highly recommended.





## ACCOMMODATION

### **Living Room** 14' 4" x 10' 3" (4.38m x 3.13m)

The living room has a bay window that overlooks the front garden. There is a TV point, a radiator and a gas fire. The room has a serving hatch that leads through to the kitchen.

### **Fitted Kitchen** 14' 0" x 7' 9" (4.27m x 2.37m)

The fitted kitchen has a sink with mixer tap. There is a four ring gas hob and space for an oven and washing machine. A good range of wall and base kitchen cupboards provide plenty of storage and there is a breakfast bar. Double glazed windows overlook the garden and there is a radiator.

### **Downstairs Cloakroom WC**

The downstairs cloakroom has a WC, and a radiator.

### **Conservatory** 12' 5" x 5' 4" (3.78m x 1.63m)

A side door leads into a conservatory with a tiled floor. There are doors leading to the front and back gardens, and some storage cupboards.

### **Master Bedroom** 13' 5" x 10' 4" (4.08m x 3.14m)

The master bedroom has a bay window that overlooks the front of the property. There is a radiator and two fitted wardrobe cupboards.

### **Double Bedroom 2** 10' 5" x 7' 10" (3.17m x 2.38m)

The second bedroom is a small double. It has a radiator and a double glazed window that overlooks the garden. The room also has some fitted cupboards along one wall.

### **Family Bathroom** 6' 2" x 4' 6" (1.89m x 1.37m)

The upstairs family bathroom has a bath with electric shower over. There is a WC and a pedestal basin with twin taps. The room has a frosted double glazed window, an extractor fan, and a wall mounted mirror.

### **Bedroom 3** 7' 5" x 6' 3" (2.27m x 1.9m)

The third bedroom is a single room that has a double glazed window overlooking the front of the property. There is a radiator and a fitted desk and shelving.

### **Driveway Parking**

There is driveway parking at the front of the property for one vehicle.

### **Rear Garden**

The low maintenance rear garden is mainly paved with some mature flower beds and a small area of lawn. There are two sheds providing useful additional storage.

### **Location**

The property sits on High Brooms Road close to St Matthews Church. High Brooms mainline station is a 4 minute walk away. Local shops in High Brooms are a minute away on foot. Asda and Aldi supermarkets are both about a five minute drive away. Local primary schools include St Matthews and St Johns, both a few minutes walk from the house. A good range of secondary schools, including the grammar schools are all within walking distance.

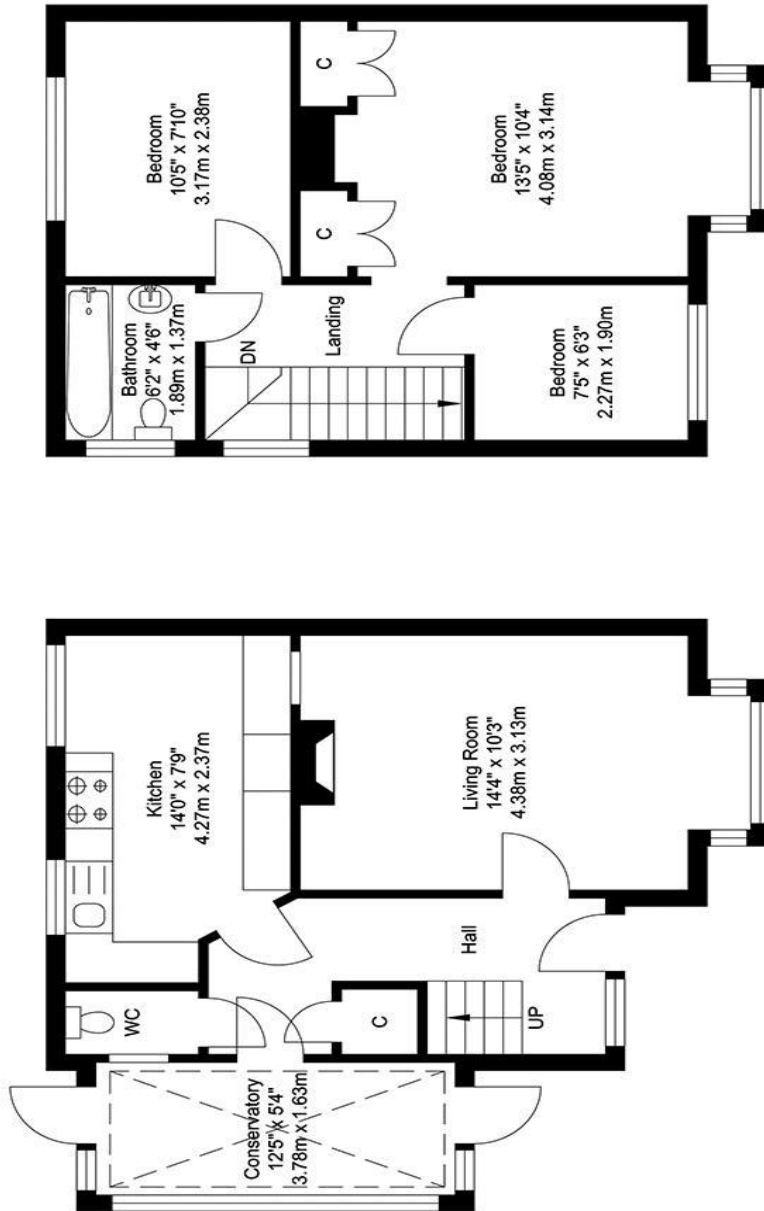
### **EPC & Council Tax**

Energy Performance Certificate band E. Tunbridge Wells council tax band D, £2233.93 for 2024-25.





# FLOOR PLAN



First Floor  
 Approximate Floor Area  
 374.79 SQ.FT.  
 (34.82 SQ.M.)



Ground Floor  
 Approximate Floor Area  
 426.35 SQ.FT.  
 (39.61 SQ.M.)

TOTAL APPROX FLOOR AREA 801.15 SQ. FT / 74.43 SQ. M  
 For Identification Purposes Only.

## IMPORTANT NOTICE

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# Bardens

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