



BROADWATER COURT

Broadwater Down, Tunbridge Wells



AN ATTRACTIVE DETACHED HOME SET ALONG
THIS SOUGHT-AFTER AVENUE IN THE SOUTHERN
PART OF TUNBRIDGE WELLS, OFFERING GENEROUS
AND WELL-PROPORTIONED ACCOMMODATION
RENOVATED TO A HIGH STANDARD.

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Council Tax band: G
Tenure: Freehold
Postcode: TN2 5PB

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

Local Authority: Tunbridge Wells Borough Council. Tel: 01892 526121.

Agent's Note: Planning permission granted for a detached garage - 16/501845/FULL

SITUATION

The property is located in the popular southern part of the town, ideally situated for the mainline station and a varied range of shops, cafes and restaurants on the historic Pantiles and High Street. Tunbridge Wells is well served by a range of excellent schools for children of all ages, including The Mead School and Holmewood House preparatory school. Leisure facilities include the open green spaces of Tunbridge Wells Common, Calverley and Dunorlan Parks, Hargate Forest and a variety of golf, cricket and tennis clubs.

DISTANCES

Tunbridge Wells mainline station 1.6 miles, The Pantiles 1.1 miles, A21 (Pembury) 4.2 miles, M25 (J5) 15 miles (all distances and times are approximate).

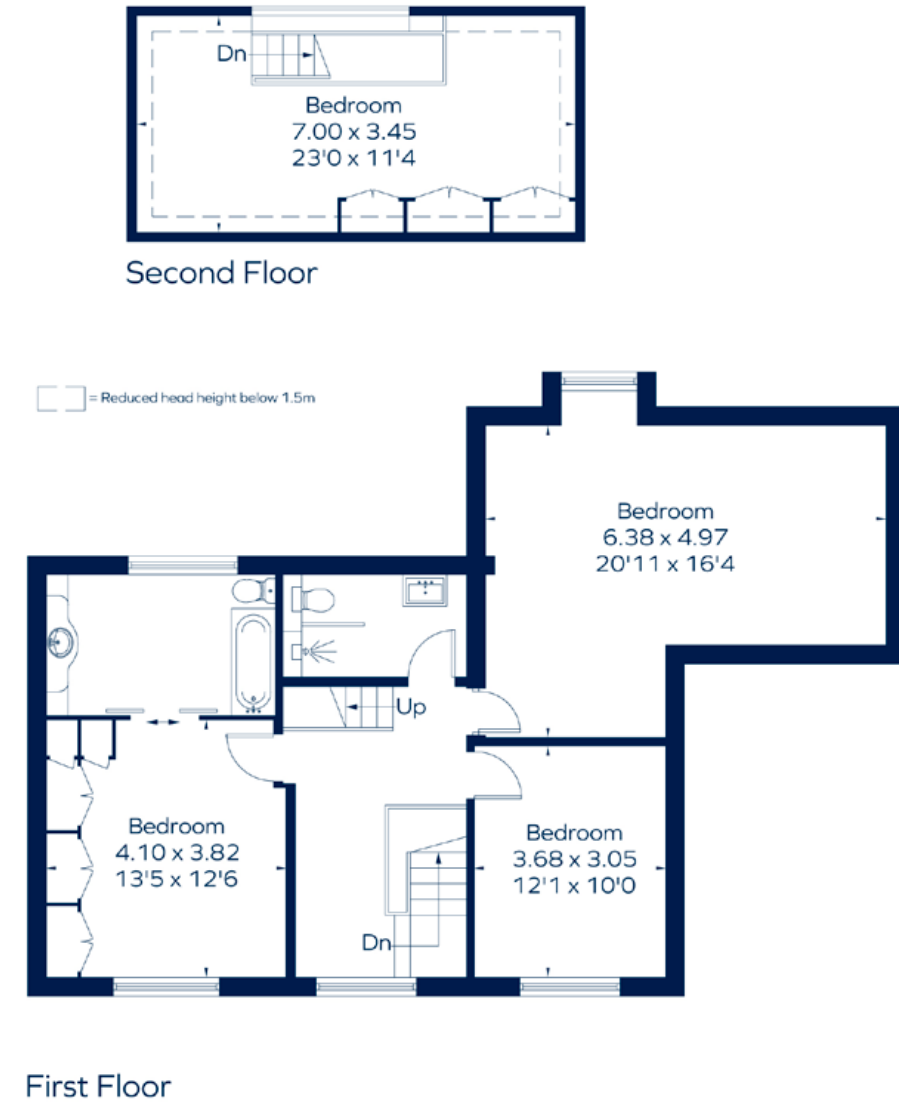
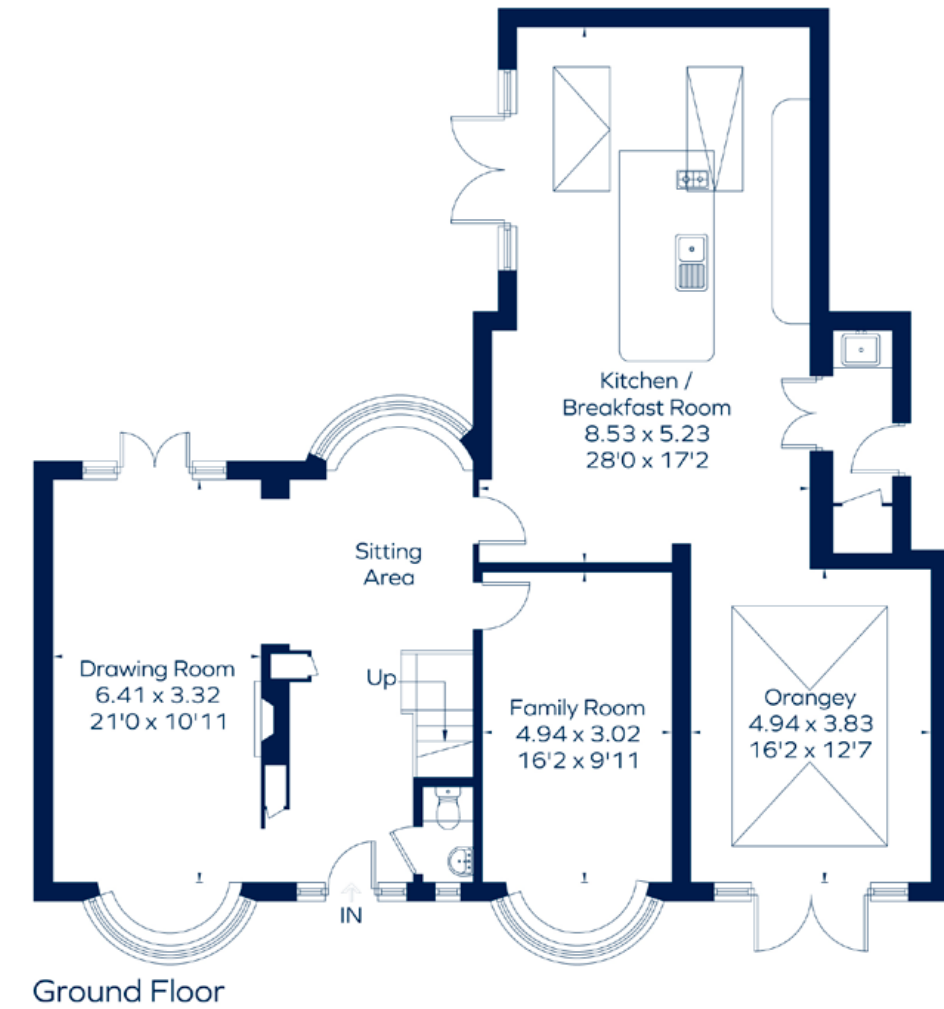


THE PROPERTY

An impressive house arranged over three floors, offering well-proportioned accommodation that has been comprehensively updated.

The front door opens into a spacious entrance hall, with visitors WC, which leads to a double aspect drawing room that provides an abundance of natural light creating a perfect room for entertaining guests. Further along the entrance hall there is a separate family room for everyday living. At the end of the hall, there is a further seating area which leads to an impressive open plan kitchen/ breakfast room fitted by Neptune Kitchens complete with a range of appliances and an adjoining walk-in utility room. At the rear of the kitchen there is a reception/dining area with full height French windows that open onto raised composite decking overlooking the rear garden. From the kitchen, access is provided to a double height, stylish and impressive orangery with glazed roofing. From the orangery, a full set of double width French windows open into a paved Italianate terrace at the front of the house.

The first floor comprises a principal double bedroom with French windows onto a Juliet balcony, a master bedroom with en suite bathroom, a further family bedroom and a large family shower room. On the second floor there is a fourth bedroom which is currently in use as a home office.



Approximate Gross Internal Area = 239.9 sq m / 2582 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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