



Connells

Broadmead
Tunbridge Wells



Property Description

The front door opens to the spacious entrance hallway and warm oak flooring which runs throughout the hallway and kitchen/diner. The welcoming living room lies straight ahead and features French doors to the rear patio and garden beyond. To the left of this room sits the open plan kitchen/dining room which overlooks the secluded back garden. The kitchen itself has been fitted with a range of sleek handleless units and real oak worktops with ample workspace and quality integrated appliances. There is also a wonderful walk in pantry for additional storage. The hallway provides access to storage under the stairs, a cloakroom and downstairs bathroom.

The carpeted staircase leads up to the bright landing and the four double bedrooms arranged on this floor. The main bedroom enjoys a rear aspect and benefits from a well-appointed modern en-suite shower room. Bedrooms 2 and 3 enjoy aspects to either the front or rear of the property with bedroom 4 overlooking the front of the property. The good sized family bathroom is also located on this level and has a newly fitted contemporary suite with quality fixtures and fittings. A hatch on the landing with build-in/pull down ladder provides access to the part-boarded loft which offers additional storage space and could provide additional development opportunities.

The delightful rear garden is fully enclosed and enjoys a favourable south-east aspect. A stylish patio area immediately outside the sitting room is flanked by oak sleepers.

Entrance Porch

Entrance Hall

Cloakroom

Lounge

17' 3" x 11' 6" (5.26m x 3.51m)

Kitchen Diner

29' 10" x 9' 9" (9.09m x 2.97m)

Bedroom One

13' 5" x 9' 5" (4.09m x 2.87m)

En Suite

Bedroom Two

14' 10" x 9' (4.52m x 2.74m)

Bedroom Three

14' 2" x 8' 10" (4.32m x 2.69m)

Bedroom Four

9' 6" x 8' 4" (2.90m x 2.54m)

Bathroom

Garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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directions to this property:

The property is located on the south side of Tunbridge Wells being approximately 1.5 miles distance from the main town centre, the old High Street and the historic Pantiles all offering a wide range of restaurants, bars and cafes. Tunbridge Wells mainline station offers a link into London for commuters. Tunbridge Wells grows evermore popular with its open parkland and places of historical interest. With its selection of shops, banks, and the popular Royal Victoria Place shopping mall. Tunbridge Wells is a good location for its primary and secondary schools both private and state.

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: TWL405893 - 0013