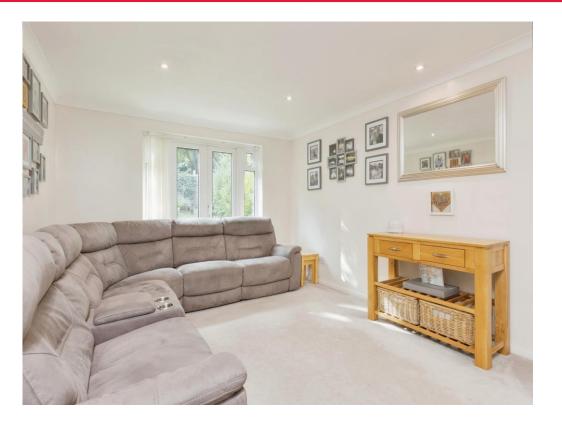


Connells

Broadmead Tunbridge Wells

Broadmead Tunbridge Wells TN2 5RW

For Sale Offers In Excess Of £725,000





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 handless 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 wellappointed 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

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

To view this property please contact Connells on

T 01892 547 966 E tunbridgewells@connells.co.uk

5 Vale Road TUNBRIDGE WELLS TN1 1BS

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 **BCrBabingeD** 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk