



Connells

Broadmead  
Tunbridge Wells



# Broadmead Tunbridge Wells TN2 5RW

For sale Guide price  
**£385,000 - £400,000**



## Property Description

This exquisitely presented three-bedroom family home is nestled in a serene and highly sought-after corner of Tunbridge Wells. Spanning two levels, the property offers a beautifully renovated brand new kitchen, complete with a selection of high-end integrated appliances. The ground floor also features a convenient separate cloakroom and a generously proportioned reception room. At the rear, the living space flows effortlessly into a delightful south-facing garden, bathed in sunlight-a perfect sanctuary for those warm summer days.

The second floor comprises: two elegant double bedrooms, alongside a charming smaller room, ideally suited as a cosy bedroom or a sophisticated home office, offering the perfect environment for remote work. A stunningly modern bathroom suite graces the top floor, designed with both style and functionality in mind. There is also exciting potential to extend into the loft (subject to the necessary planning permissions), presenting the opportunity to create a luxurious fourth bedroom.

The home is complemented by an off-street parking space and a private garage, adding to its convenience. The multi level rear garden, enveloped by mature shrubs and hedges, offers a spacious lawn area-an idyllic setting to unwind and bask in the beauty of the summer sunshine.

## Ground Floor

### Entrance Hall

### Downstairs Cloakroom

### Kitchen

6' 11" Max x 10' 8" Max ( 2.11m Max x 3.25m Max )

### Lounge/Dining Room

15' 1" Max x 13' 10" Max ( 4.60m Max x 4.22m Max )

## First Floor

### Landing

### Bedroom One

6' 6" Max x 9' 1" Max ( 1.98m Max x 2.77m Max )

### Bedroom Two

10' 4" Max x 13' 10" Max ( 3.15m Max x 4.22m Max )

### Bedroom Three

7' Max x 7' 5" Max ( 2.13m Max x 2.26m Max )

### Bathroom

## Outside

### Front Garden

### Driveway

### Garage

### Rear Garden

## Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to first time purchase, upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of

the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.



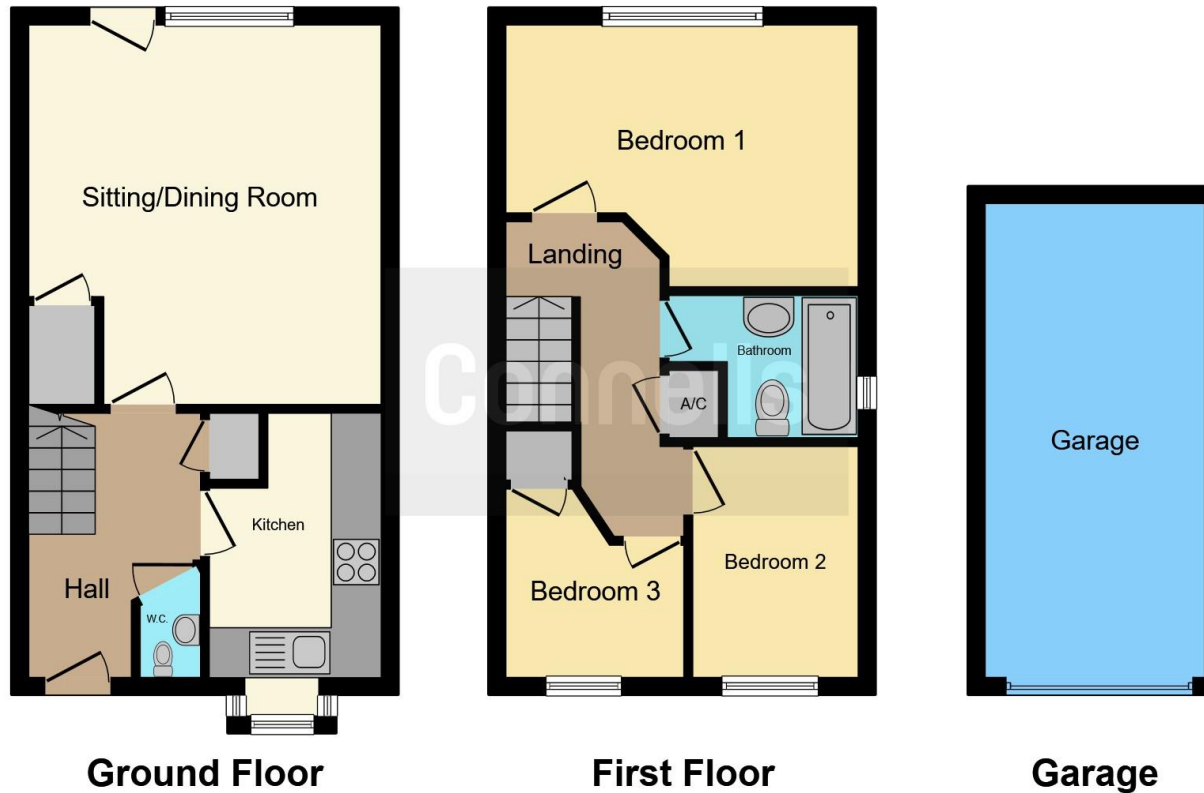












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/TWL406222](http://connells.co.uk/Property/TWL406222)



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