



Connells

Brook Road  
Tunbridge Wells



# Brook Road Tunbridge Wells TN2 3AE

for sale offers in excess of  
**£650,000**



## Property Description

Flanders is a stunning three-bedroom detached family home, perfectly positioned in the heart of a thriving community.

As you enter, the ground floor welcomes you with a spacious hallway leading to a bright and airy lounge. The bespoke open-plan kitchen/dining room is a true highlight, featuring high-end appliances and a separate utility area for added convenience. There's also a downstairs cloakroom and a charming conservatory that offers a peaceful space to unwind.

Upstairs, you'll find two generously sized double bedrooms and a modern shower room. The second floor offers a third double bedroom, providing excellent flexibility for family living.

Outside, the private and mature rear garden spans approximately a third of an acre (plot size unmeasured), offering a tranquil retreat with a potting shed, decking area, patio, and raised flower beds. The driveway provides ample parking, and there's also a garage for extra storage.

## Ground Floor

### Entrance Hall

Double glazed door to side, double glazed window to side, radiator, telephone point, laminate wood effect flooring.

### Lounge

17' 11" Max x 11' 10" Max ( 5.46m Max x 3.61m Max )

Double glazed window to front (dual aspect), two radiators, T.V point, double glazed French door to side (leading to conservatory)

### Kitchen/Dining Room

14' 11" Max L-Shape x 20' 5" Max L-Shape ( 4.55m Max L-Shape x 6.22m Max L-Shape )

Bespoke kitchen with a range of base and eye-level units, butler sink with mixer tap & Quooker boiler tap, space for Range oven with five ring hob, two fan ovens and grill, stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, corian worksurfaces, central island with additional storage, space for dining table, larder, oak wood flooring throughout, spot lighting, two double glazed windows to the side, double glazed pedestrian door and window to the side.

### Utility Room

4' 11" Max x 6' 2" Max ( 1.50m Max x 1.88m Max )

laminate wood effect flooring, space fridge, freezer and tumble dryer

### Downstairs Cloakroom

Double glazed window to side, low level W.C., tiled floors, wash hand basin

### Conservatory

8' 5" Max x 11' 6" Max ( 2.57m Max x 3.51m Max )

Double glazed window to side and rear, radiator, wall lights, double glazed french doors to front, double glazed pedestrian door

to rear.

First Floor

Landing

Bedroom One

Double glazed window to front, built-in wardrobes and dresser, radiator

Bedroom Two

11' 6" Max x 12' 5" Max ( 3.51m Max x 3.78m Max )

Double glazed window to rear, radiator, built in wardrobe

Shower Room

Double glazed window to the rear, shower cubical with Aqualisa shower control, low level W.C., wash hand basin, heated towel rail, part tiled walls and tiled flooring.

Second Floor

Access to Loft.

Bedroom Three

11' 4" Max x 12' 5" Max ( 3.45m Max x 3.78m Max )

Double glazed window to side, eve storage, built-in wardrobe (leading to loft area), radiator

Outside

Driveway

Driveway with parking for multiple cars leading to the garage, areas shrubs and fenced, paths leading to the garden.

Garage

Glazed window to side, electric up and over door, additional power sockets, workshop bench

Garden

Fully landscaped multi level (Approximately 1/3 Acre Plot), none slip decking area, lawn area, raised flower beds, mature shrubs, fenced and wooden borders, potting shed, pathway and steps leading through the garden, side gate leading to the front of the property and driveway.













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**EPC Rating: Awaited**

Tenure: Freehold

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