



19 Broadwater Rise, Tunbridge Wells, Kent TN2 5UE

Guide Price £680,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Located off of Broadwater Down, a popular tree-lined road to the south of the town, this property sits at the cul-de-sac end of Broadwater Rise and comprises a detached chalet-style residence, offered for sale with no forward chain. The property affords the flexibility of use with two bedrooms up and two down. The accommodation, having been amended from the original specification, still provides scope for further alteration and briefly comprises to the ground floor: hallway, cloakroom, L-shaped living room, kitchen / breakfast room and via a shower room to bedroom four / study, plus an additional ground floor bedroom. Upstairs, there are two double bedrooms and a bathroom. The property is in neat order with double glazing and gas fired central heating.

There is a wide driveway providing much off road parking which accesses the attached tandem garage. The enclosed rear garden has a raised decked area with seating, retaining walls and areas of lawn.

- A Detached Chalet-Style Residence
- Located on Popular South Side of Town
- Flexibility of Use
- Scope for Further Alterations
- 2 Reception Rooms
- 4 Bedrooms
- Bathroom & Shower Room
- Wide Driveway + Tandem Garage
- Enclosed Rear Garden with Raised Deck
- No Forward Chain





### LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

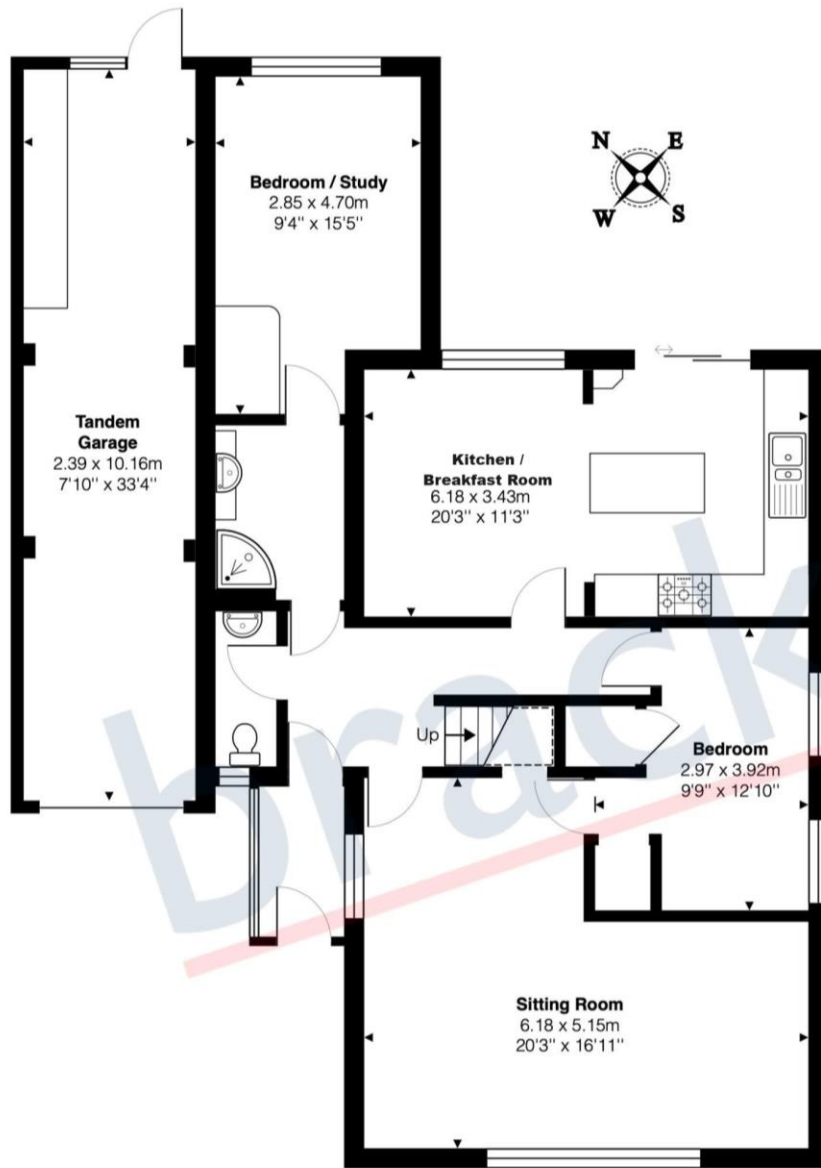
### Additional Information:

Council Tax Band: F

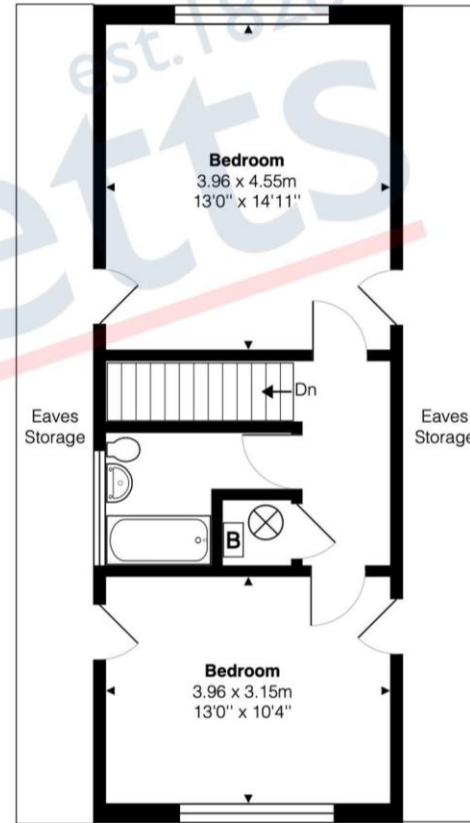


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Gross Internal Area Approx 163.1 sq m / 1756 sq ft



**Ground Floor**  
Approx 120.3 sq m / 1295 sq ft



**First Floor**  
Approx 42.8 sq m / 460 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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