

BROADMEAD  
TUNBRIDGE WELLS - GUIDE PRICE £850,000 - £880,000





# 91 Broadmead

Tunbridge Wells, TN2 5NW

**Entrance Hallway - Spacious Lounge With Living Flame Fireplace  
- Dining Room With French Doors To Garden - Cloakroom -  
Kitchen/ Breakfast Room - Utility Room - First Floor Landing -  
Main Bedroom With En-Suite Shower Room - Three Further  
Bedrooms - Family Bathroom - Front Garden With Generous Off  
Road Parking - Two Garages - Good Size Rear Garden**

Located on a pleasant and popular residential road to the southerly side of the town centre, an extremely well presented and welcoming four bedroom detached contemporary house. The floorplan and photographs will give an indication as to the nature of this property, what is perhaps less apparent is the care that has been lavished on the house during the current owners time of occupation and we consequently offer for sale a cared for home ideal for any family looking for the solution to their property search. Of particular note is the size of the principal lounge with its excellent entertaining space opening to a further dining room, the contemporary styled kitchen/breakfast room with further utility space and the excellent bedroom sizes. The principal bedroom has benefitted recently from re-decoration and the installation of a new en-suite facility. Properties of this standard and at this price point have proven traditionally extremely popular and we do encourage all interested parties to make an immediate appointment to view to avoid disappointment.

Access is via partially glazed double glazed door with two inset opaque panels leading to:

## **ENTRANCE HALLWAY:**

Of a good size with engineered wood effect flooring, textured ceiling and cornicing, radiator, stairs to the first floor, wall mounted thermostat control. Door to an understairs cupboard with excellent storage space, fitted shelving and fitted coat hooks. Doors leading to:

## **LOUNGE:**

Of an excellent size with ample space for lounge furniture and for entertaining. Fitted carpet, four radiators, various media points. Feature 'Living Flame' fireplace with a wooden mantle and surround and polished stone hearth. Shallow bay window to the front comprised of four sets of Georgian style double glazed windows each with fitted Roman blinds. Georgian style part opaque French doors to:

## **DINING ROOM:**

Fitted carpet, radiator, textured ceiling and cornicing. Space for a dining table and chairs. Door returning to entrance hall. Georgian style double glazed French doors to the rear garden with further Georgian style double glazed windows to either side.

## **CLOAKROOM:**

Low level WC, wall mounted wash hand basin and fitted mirror. Laminate flooring, part tiled walls, radiator, textured ceiling. Opaque Georgian style double glazed window to the rear.





**KITCHEN/BREAKFAST ROOM:**

Of a good size with a range of wood effect flooring and space for a breakfast table and chairs, textured ceiling. Partially glazed Georgian style double glazed door leading to the rear garden. Fitted with a range of wall and base units and a complementary work surface. Inset four ring 'Bosch' gas hob with metro tiled splashback and extractor hood over. Integrated double electric oven. Inset one and a half bowl stainless steel sink. Integrated full height fridge and integrated dishwasher. Good areas of general storage space. Wall mounted 'Worcester' boiler inset to a cupboard. Georgian style double glazed windows to the rear. Georgian style door with inset opaque panels leading to:

**UTILITY ROOM:**

Wood effect flooring, radiator, generous areas of fitted shelving. Fitted counter with space for washing machine, tumble dryer, fridge, freezer or other white goods as appropriate. Georgian style double glazed window to the side.

**FIRST FLOOR LANDING:**

Of a generous size, textured ceiling, access hatch to loft housing the pressurised water system. Doors to airing cupboard with areas of fitted shelving and inset radiator. Doors leading to:

**BEDROOM:**

Carpeted, radiator, textured ceiling. Space for bed and associated bedroom furniture. Fitted double wardrobe. Two sets of Georgian style double glazed windows to the front with fitted roller blinds.

**BEDROOM:**

(Currently used as study). Carpeted, radiator, textured ceiling. Space for a double bed and associated bedroom furniture. A bank of fitted wardrobes. Two sets of Georgian style double glazed windows to the front with fitted roller blinds.

**BEDROOM:**

Carpeted, radiator, textured ceiling. Space for a double bed and associated bedroom furniture. A bank of fitted wardrobes with mirror fronted sliding doors. Georgian style double glazed windows to the rear affording views across gardens.

**FAMILY BATHROOM:**

Fitted with a pedestal wash hand basin, low level WC, panelled bath with mixer tap over, single shower head and concertina shower screen. Wood effect flooring, tiled walls, low level storage cupboard, wall mounted electric shaver point, wall mounted backlit mirror, towel radiator, inset LED spotlights to the ceiling, textured ceiling. Georgian style opaque double glazed windows to the rear.

**MAIN BEDROOM:**

Carpeted, radiator, textured ceiling, inset spotlights to the ceiling. A bank of fitted wardrobes. Space for an especially large double bed and associated bedroom furniture. A bank of Georgian style double glazed windows to the rear. Door leading to:

**EN-SUITE SHOWER ROOM:**

Recently installed and fitted with a low level WC, wall mounted wash hand basin with mixer tap over, fitted corner shower cubicle with sliding glass screens and two heads over. Wood effect flooring, part tiled walls, wall mounted mirror fronted cabinet, towel radiator, textured ceiling with inset LED spotlights. Opaque Georgian style double glazed window to the side.

**OUTSIDE FRONT:**

Generous off road parking to the front of the property with space for two large vehicles sitting in front of two garages. Steps leading down to the front door with a path running along to the side. There is a bay to the front window with further generous shrub plantings. The angled front garden is laid mostly to lawn with further mature shrub bedding and a good sized bay to the upper part of the lawn.



#### OUTSIDE REAR:

Of a good size having a combination of retaining wooden fencing and brick walls and is mostly laid to lawn with well stocked and deep shrub borders. Lower maintenance feature paved area to the rear of the property, specifically the dining room, with excellent space for garden furniture and for entertaining. Path running to the side gate which leads to the front of the property. External tap, external power point. Steps lead to a gate with steps down to a lower garden area which is laid mostly to lawn and with space for a detached shed. There are mature shrub and specimen tree plantings to all sides affording privacy and an attractive 'nature friendly' setting.

#### SITUATION:

The property is located towards the favoured southerly side of Tunbridge Wells town centre, indeed whilst the location is quiet and somewhat devoid of passing traffic, it is far more central than this would suggest with the Pantiles and Old High Street being only a short walking distance away. Tunbridge Wells itself is quite rightly renowned for its Georgian heritage and both Victorian and Edwardian architecture, the town is impressively individual in its style with an excellent range of independent retailers and restaurants located principally between Mount Pleasant and the Pantiles with a further range of primarily multiple retailers at the Royal Victoria Place shopping precinct and nearby North Farm Park. The town has a good range of social facilities including a number of sports and social clubs and two theatres and remains permanently popular with Londoners as a result of its educational facilities which include a good number of well regarded schools at primary, secondary, independent and grammar levels. The town has excellent transport links via the A21 trunk road that runs to both the M25 and the south coast alongside two mainline railway stations with fast and frequent services to London termini.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

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#### VIEWING:

By appointment with Wood & Pilcher 01892 511211

#### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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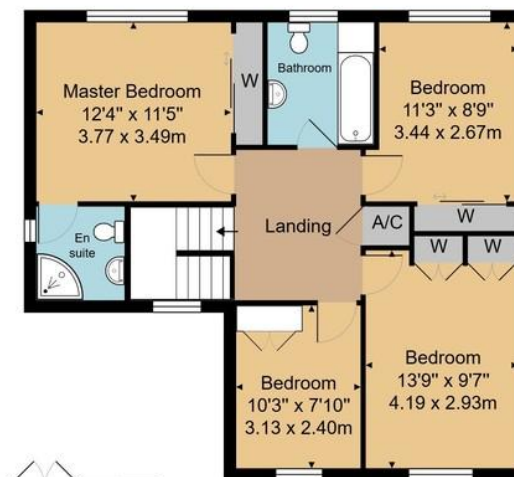
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BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

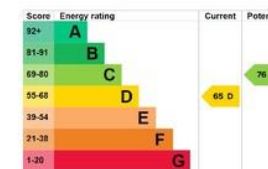
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First Floor



Ground Floor



House Approx. Gross Internal Area 1480 sq. ft / 137.5 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1766 sq. ft / 164.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.