



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid Terraced 3 Bed Property
- Beautifully Presented
- Modern Kitchen/Dining Room
- Delightful Southerly Facing Garden
- Garage En Bloc
- Energy Efficiency Rating: C

**Broadmead, Tunbridge Wells**

**GUIDE PRICE £400,000 - £425,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 42 Broadmead, Tunbridge Wells, TN2 5RL

Set in an elevated position in this popular location on the south side of Tunbridge Wells, the property is a short walk to the historic Pantiles area of town and also the main line station. Beautifully presented, the property is deceptively spacious with an extended kitchen/dining area enjoying far reaching views to the front of the property and has a good sized living room to the rear overlooking the pretty rear garden. To the first floor there are three bedrooms, modern bathroom and separate wc. The property has been well maintained by the current owner with gas central heating and double glazing throughout. It also benefits from a single garage en bloc.

### ENTRANCE:

Via part glazed door into:

### ENTRANCE PORCH:

Built in store cupboard housing electric consumer unit and electric meter, wooden flooring. Door into:

### KITCHEN/DINING ROOM:

A spacious room enjoying views to the front of the property with a modern range of wall, base and drawer units with complementary wooden worktop. Inset ceramic sink and drainer with mixer tap. Built in oven with electric hob and extractor hood over. Built in microwave. Integrated fridge and integrated freezer. Spaces for washing machine and slimline dishwasher. Wooden flooring, wall mounted gas central heating boiler. Two radiators.

### SITTING ROOM:

A good sized sitting room with large double glazed sliding patio doors overlooking the rear garden, wooden flooring, two radiators.

Stairs to:

### FIRST FLOOR LANDING:

Loft access which has a light, carpet. Doors leading to:

### BEDROOM 1:

A double bedroom with built in wardrobe with shelving, carpet, radiator. Double glazed window to rear.

### BEDROOM 2:

A further double bedroom with built in wardrobe, carpet, radiator. Double glazed window to front.

### BEDROOM 3:

Double glazed window to rear, carpet, radiator.





**FAMILY BATHROOM:**

Fitted with a panelled bath with mixer tap and shower attachment, pedestal wash hand basin. Laminate flooring, part tiling to walls, heated towel rail, downlights. Double glazed window to front.

**SEPARATE WC:**

Fitted with a low level wc, wall mounted wash hand basin. Laminate flooring, part tiling to walls, downlights. Double glazed window to front.

**OUTSIDE REAR:**

To the rear is long, pretty garden enjoying a southerly aspect and a decked patio area, steps up to further levels within the garden, hedging and fencing to boundaries. Mature trees and shrubs to borders.

**GARAGE:**

There is a single garage en bloc with an up and over door.

**SITUATION:**

The property is well positioned for access to the south side of Tunbridge Wells including the Pantiles, the Old High Street and the mainline railway station alongside access roads to the south coast. The town has a host of independent retailers, restaurants and bars between Mount Pleasant and the Pantiles and further multiple shopping opportunities at the Royal Victoria Place shopping centre, Calverley Road pedestrianized precinct and nearby North Farm. It also offers a mainline railway station with a fast and frequent service to London and the South Coast alongside a well regarded mix of primary, secondary, independent and grammar schools.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

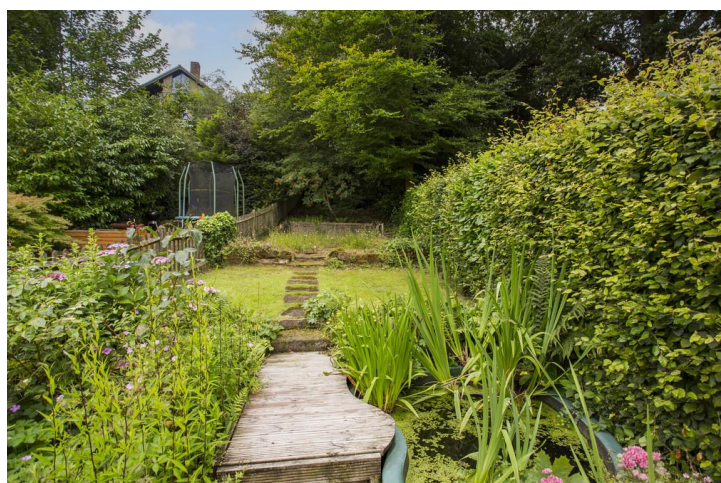
Broadband Coverage search Ofcom checker

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

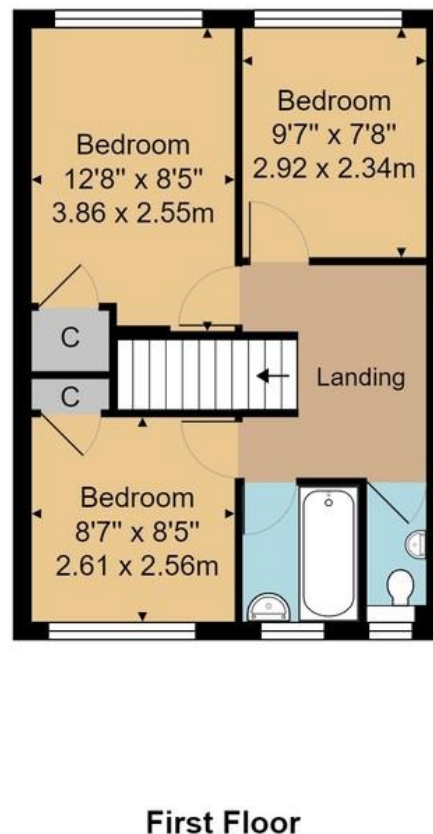
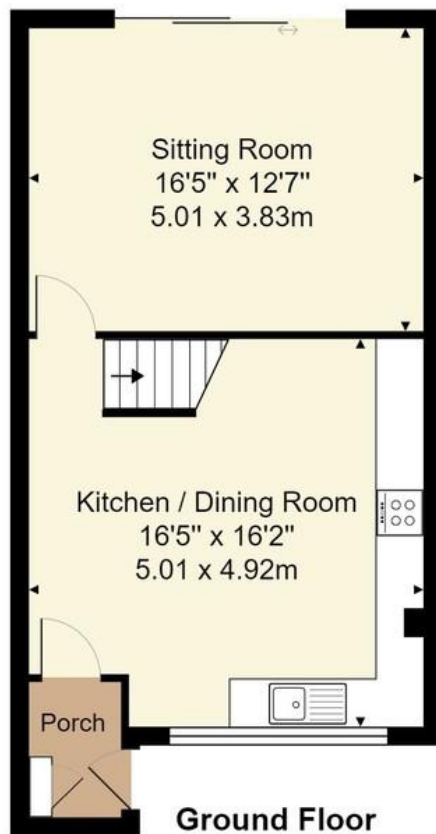
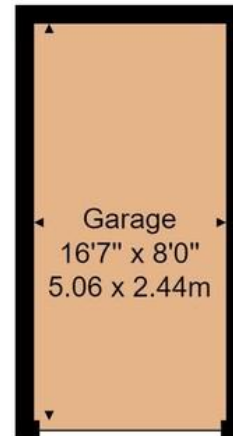
Heating - Gas Fired Central Heating



House Approx. Gross Internal Area  
905 sq. ft / 84.0 sq. m

Garage Approx. Internal Area  
133 sq. ft / 12.4 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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