



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid-terrace family home
- Four bedrooms
- Ensuite & Family Bathroom
- Generous sized garden
- Potential for off road parking
- Energy Efficiency Rating: E

**Brokes Way, Tunbridge Wells**

**£375,000**

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

## 11 Brokes Way, Tunbridge Wells, TN4 0AR

Situated in a quiet street on the outskirts of Southborough is this spacious four bedroom mid-terrace home now offering ample opportunity for its next owner to modernise to their own desire. Set back from the road behind a lawned front garden you enter into a spacious hallway with a full length double aspect living room on your right with double doors to the garden. Returning to the entrance hall, straight ahead of you is the kitchen with eye and floor level cabinets, worksurfaces, electric oven and grill, gas hob with extractor along with pantry and UPVC door to the garden.

Stairs lead you from the entrance hall to the first floor where there is a double bedroom and two single bedrooms. The bathroom offers a bath with hot and cold taps, WC and wash basin.

A further staircase takes you to the second floor where a large double bedroom enjoys stretching views and has useful fitted storage. The en-suite has a shower, WC and wash basin.

Outside the good sized garden offers a spacious patio area leading to a lawn with mature planting and a footpath leading you through further flower beds to the greenhouse and brick shed (with electric supply) at the rear.

Offered chain-free and with great potential to modernise and potentially add off-road parking (subject to usual consents).

Shared footpath to front door with canopy over, UPVC front door

### ENTRANCE HALL:

Electric heater, under stairs storage, door into:

### KITCHEN:

Floor and eye-level cupboards and drawers, gas hob with extractor over, UPVC glazed door and window to garden, sink and drainer, in-built electric oven and grill, understairs pantry.

### SITTING/DINING ROOM:

Double aspect, wide windows to front, gas fire with stone surround, aerial points, double glazed sliding patio doors to garden.

### LANDING:

Stairs to first floor, radiator.

### BATHROOM:

Bath with hot and cold taps, wc, hand wash basin, frosted double glazed window.

### BEDROOM:

Wide double glazed windows looking over the garden, large understairs cupboard housing immersion tank.



**BEDROOM:**

Can be used as a single bedroom or study, double glazed window, over stairs cupboard.

**BEDROOM:**

Wide window, understairs fitted cupboard.

Turning staircase to second floor.

**BEDROOM:**

Large double bedroom with fitted cupboard, fitted eaves storage, window with distant reaching views.

**EN-SUITE:**

Walk-in shower, wc, basin, tall frosted window.

**OUTSIDE FRONT:**

Laid to lawn, mature shrubs.

**OUTSIDE REAR:**

Large hardstanding patio area with wall surround housing flower beds and mature shrubs, path leading to bottom of garden, further flower beds, brick built shed with electric, greenhouse, gate to side access.

**SITUATION:**

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, John Lewis, a multiscreen cinema and bowling complex.

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

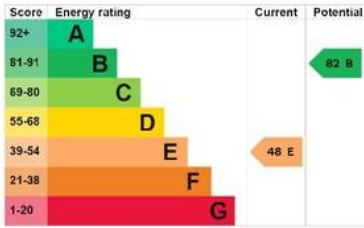
Broadband Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage





**Second Floor**



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1053 ft<sup>2</sup> ... 97.8 m<sup>2</sup>

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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