



9 Broad Oak, Groombridge – TN3 9SD
Tunbridge Wells

Guide Price **£900,000**

bracketts
est. 1828



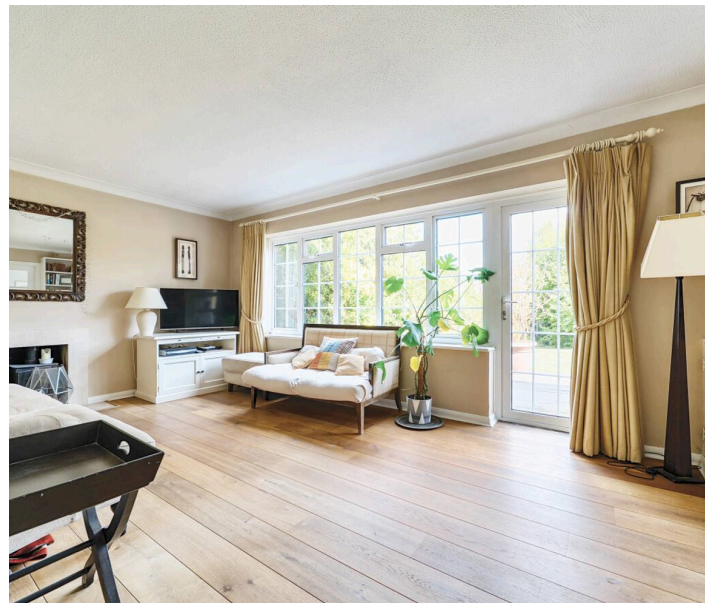
9 Broad Oak

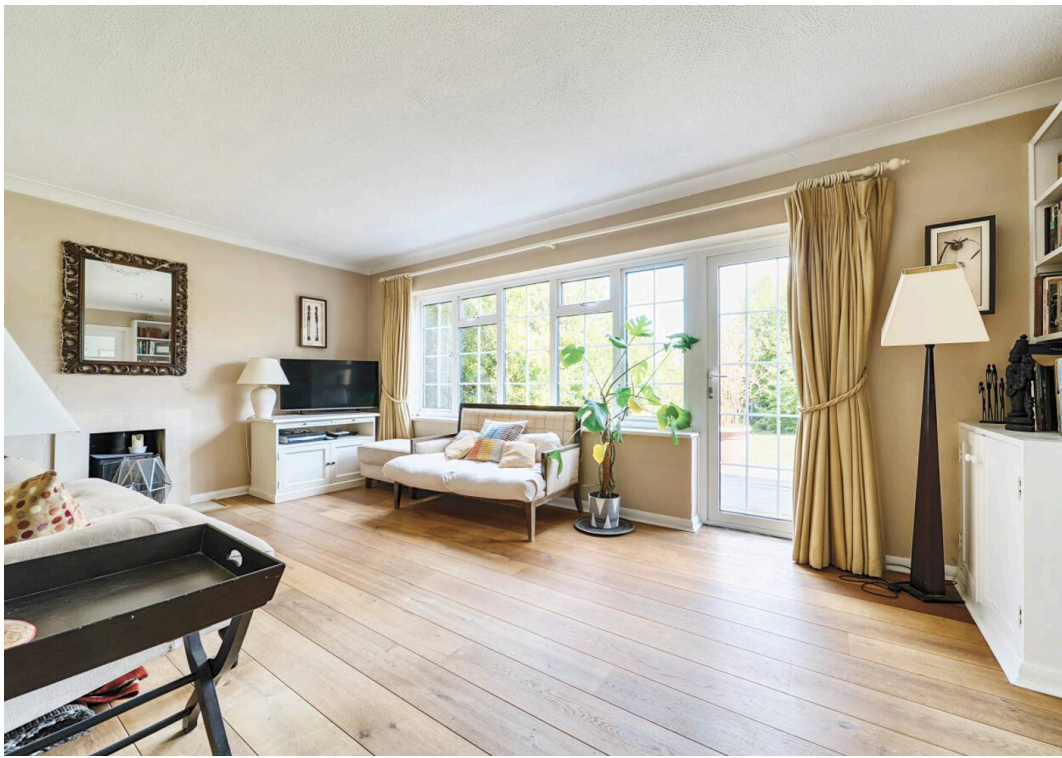
Groombridge, Tunbridge Wells

Bracketts are delighted to be bringing to the market an appealing detached house that is offered for sale with no forward chain. The house enjoys an enviable location in the heart of the village, situated in a cul-de-sac of just a dozen houses, close to local amenities and St Thomas Primary School. The ground floor accommodation includes a spacious entrance hall, study. The reception room overlooks the rear garden and features a wood burner and a door to the exterior. From here, there is access to a bright kitchen and dining room a through room with a kitchen area fitted with a range of floor and wall units, centred around a range-style cooker, integrated dishwasher, fridge, and freezer. There is engineered oak flooring throughout the ground floor. A covered walkway links the kitchen to a utility room from the partially converted tandem-length garage. Upstairs, there is a generous landing with a hatch to the loft space. There are four bedrooms, three of which have recessed wardrobe cupboards, and a modern bathroom with white sanitary ware and chrome fittings, the bathroom includes a generously tiled area adjacent to the bath, which also has a shower mixer and glazed shower screen, pedestal wash basin, and WC. Outside, an open plan front garden with specimen trees and driveway. The rear garden has a decked seating area adjacent to the house, a central lawn with assorted mature beds and borders.

Council Tax band: G

Tenure: Freehold





Broad Oak, Groombridge, Tunbridge Wells, TN3

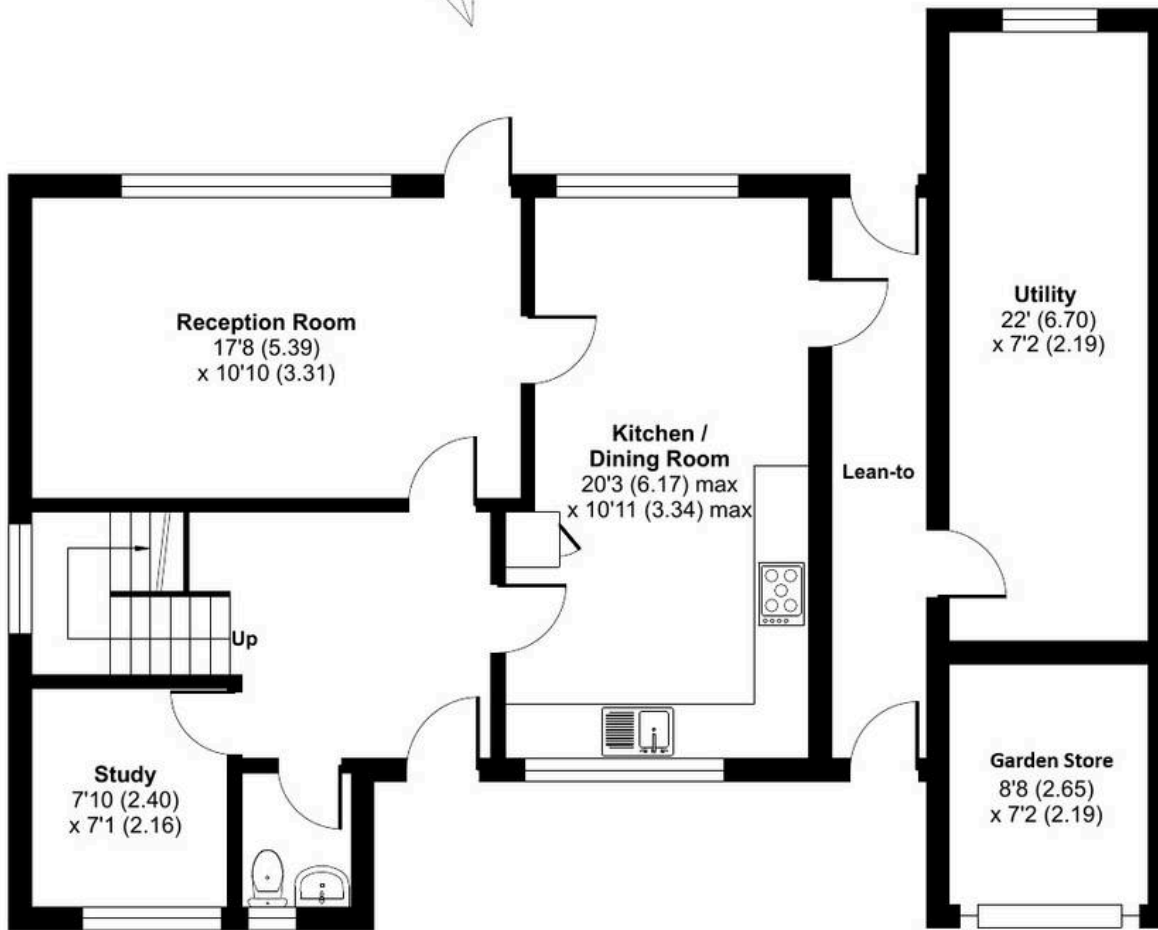
Approximate Area = 1260 sq ft / 117 sq m (excludes lean-to)

Garage = 62 sq ft / 5.7 sq m

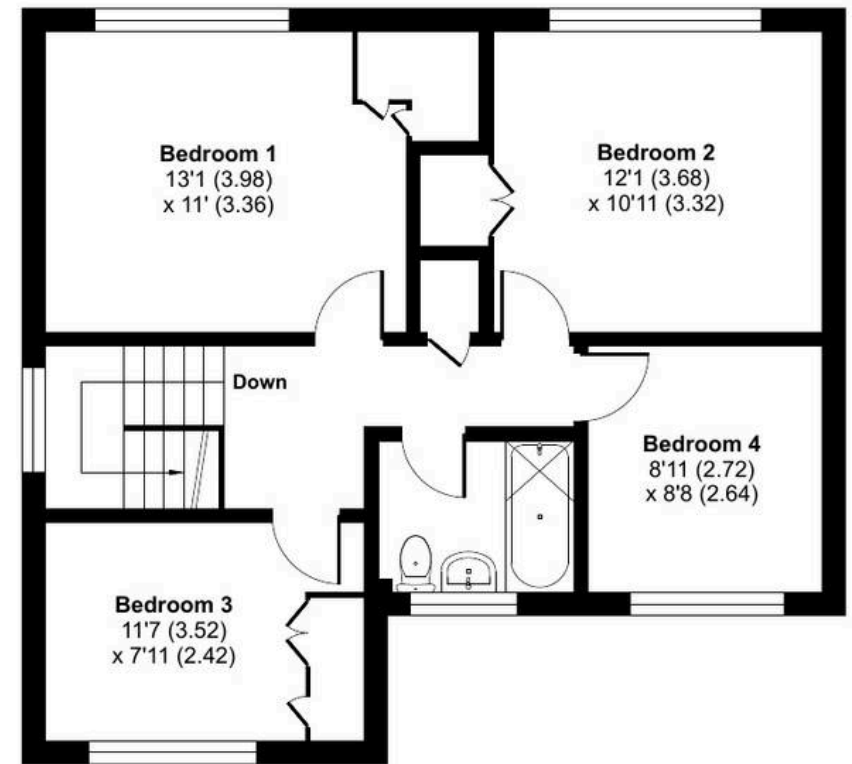
Outbuilding = 158 sq ft / 14.6 sq m

Total = 1480 sq ft / 137.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

