


# BROADMEAD

## TUNBRIDGE WELLS - £625,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

**176 Broadmead**
**Tunbridge Wells, TN2 5NN**

**Entrance Hall - Shower Room/Cloakroom - Study/Bedroom 4 - Kitchen - Sitting/Dining Area - Lower Ground Floor - Games Room - First Floor Landing - Three Bedrooms - Shower room - Front & Rear Gardens - Driveway Providing Off Road Parking - Double Garage**

Located in the preferred Broadwater down area of Tunbridge Wells a most spacious and flexible three/four bedroom detached family home arranged over three storeys. As currently arranged, the property has three good sized bedrooms to the upper floor with a further shower room and a large principal reception space opening directly to a dining area and in turn the kitchen on the ground floor. Whilst currently used as a study there is potential to use the remaining ground floor room as a fourth bedroom. There is a large undercroft garage to the lower ground floor with space for up to two vehicles and a further large room to the side entirely usable as additional reception space or perhaps for a media room or play area. This detached family home has a good sized driveway in the form of herringbone brickwork and a pleasing rear garden set to a layered design with a good number of mature shrubs and plantings. Well placed for both town and nearby Hargate Forest we consider this property offers excellent potential for any future buyer.

The accommodation comprises. Double glazed entrance door to:

**ENTRANCE HALL:**
Single radiator, built-in coats cupboard.

**SHOWER ROOM/CLOAKROOM:**
White low level WC, wash hand basin with mixer tap and cupboards beneath, corner shower cubicle with plumbed in shower, hand spray and rainfall head. Tiling to walls, wood effect flooring. Window to front.

**STUDY/BEDROOM 4:**
Double radiator, power points. Window to front.

**KITCHEN:**
Fitted with a range of wall and base units with work services over. Double gas oven and electric hob with filter hood above.







Space for a dishwasher and integrated fridge/freezer. Stainless steel single drainer sink unit with mixer tap. Breakfast bar with radiator beneath. Tile effect flooring. Windows to front and side. Door to side and door to both hallway and dining area.

**SITTING/DINING AREA:**
**Sitting Room:** Three double radiators, power points, connecting cable to a satellite dish, central heating thermostat. Wall mounted gas fire. Window to rear and French doors to garden. Open aspect to:

**Dining Area:** Double radiator. Window to rear. Door connecting to kitchen.

Stairs lead down to **LOWER GROUND FLOOR:**

**GAMES ROOM:**
This has the flexibility to be used in a variety of ways, perhaps combining with the conversion of the garage to create a ground floor annex, subject to obtaining all the necessary consents and permissions. At present the room has a double radiator, beam effect to walls and ceiling, range of built-in cupboards, space for washing machine, deep sink unit with hot and cold taps, high level windows and personal door to garage.

Stairs from the entrance hall lead to **FIRST FLOOR LANDING:**
Window to rear, single radiator, access to loft space, large airing cupboard with wall mounted gas fired combination boiler and shelving.

**BEDROOM:**
Window to rear, single radiator, power points.

**BEDROOM:**
Windows to front and rear, two radiators, built-in wardrobes.

**BEDROOM:**
Window to front, single radiator, built-in single wardrobe.

**SHOWER ROOM:**
White walk-in shower with plumbed in shower, wash hand basin, low level WC. Towel rail/radiator, wood effect flooring, built-in shelving. Window to front.








**OUTSIDE REAR:**
A paved patio area has steps leading to an attractive terraced garden which is well stocked with an abundance of shrubs and plants. Conifer screening to rear to provide privacy and fencing to sides. Timber shed to side, outside tap and side access to the front.

**OUTSIDE FRONT:**
The front has a lawned garden with well stocked borders, steps with wrought iron balustrade leads to the raised first floor entrance. Double width brick paved driveway leads to an integral double garage with internal power and light and electric up and over door.

**TENURE:**
Freehold

**COUNCIL TAX BAND:**
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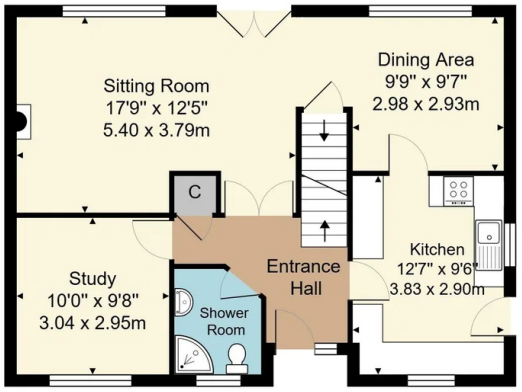
**VIEWING:**
By appointment with Wood & Pilcher 01892 511211

**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
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

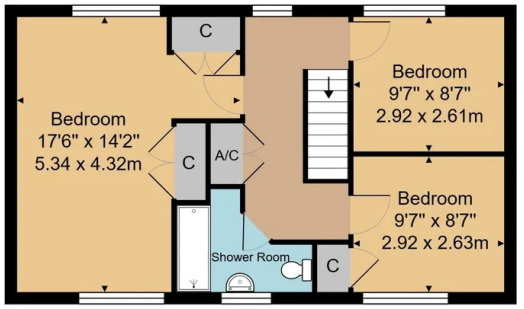
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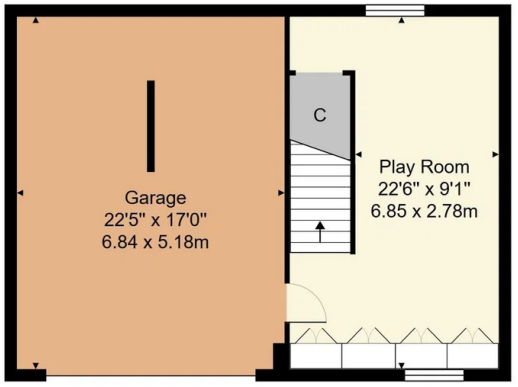
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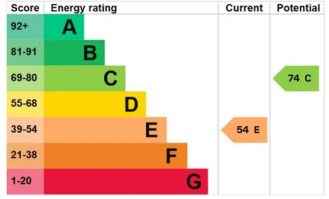

**Upper Ground Floor**




**First Floor**




**Lower Ground Floor**




Approx. Gross Internal Area 1920 ft² ... 178.4 m²
(Incl. Garage)

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.