

162 Broadmead, Tunbridge Wells





# 162 Broadmead, Tunbridge Wells TN2 5NN

*Perfectly positioned 4-bedroom house with garage and parking*

## **Accommodation Summary**

- Mid-terrace house
  - 4 bedrooms
  - Living/dining room
- Recently refurbished kitchen
- First floor bathroom and ground floor cloakroom
  - South-east facing garden
    - Integral garage
    - Driveway
- Walking distance to town centre and mainline station
  - Chain free



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Set on a peaceful road on the south side of Tunbridge Wells, off Broadwater Down, this bright contemporary home is ready to move in and live.

It has woodland walks on its doorstep so that you can enjoy a relaxed family life but also benefits from excellent schools and superb transport links nearby. It is also a stone's throw from the vibrant café culture of the Pantiles.

It is set back from its quiet road by an area of lawn and a hard surface driveway that fronts the garage.

The covered entrance door opens into the bright hallway, with a guest cloakroom and wooden parquet flooring.

Double glazed doors open into the spacious living/dining room which also benefits from warm wooden parquet flooring. The room is flooded with light from its glazed sliding doors at the rear and there is plenty of room for family sofas and a dining table and chairs. It is the perfect space for family living and entertaining.

Conveniently placed next door is the well-designed kitchen. It has an abundance of Shaker style cabinets top and bottom, counter space, and an integrated oven with induction hob above. There are also an integrated dishwasher and space for additional freestanding appliances. The sink is under the large windows, and a part glazed door gives garden access.

Climbing the stairs to the first floor, there are four bedrooms, three of which have fitted cupboards. The larger two double bedrooms at the rear enjoy green garden views.

The modern bathroom with a shower over its bath and contemporary tiling completes the floor.

Outside the sunny garden is tiered with a paved terrace for summer dining at the rear of the house. Alternating levels of planting, decorative stones and lawn rise upwards to the high hedging at the rear perimeter. It is safely enclosed on all sides for children and pets.

This family friendly home is a short walk from first class schools, shopping facilities and the mainline station making it perfect for families with professional needs. It is also being sold chain free. An absolute must see!



**Living/Dining Room:** rear aspect sliding doors, wooden parquet flooring, radiators.

**Kitchen:** rear aspect double glazed windows, rear aspect part glazed door, stainless steel sink with drainer and extending mixer tap, space and plumbing for washing machine, integrated dishwasher, Neff induction hob, integrated oven, extractor, glass splashback, space for fridge/freezer, Shaker style eye and base level cupboards, wooden effect countertops, tiled flooring, radiator.

**First Floor:**

**Principal Bedroom:** rear aspect double glazed window, fitted wardrobe with hanging rail, shelving, cupboard over, radiator.

**Bedroom 2:** rear aspect double glazed window, fitted wardrobe with hanging rail, cupboard over, radiator.

**Bedroom 3:** front aspect double glazed window, radiator.



**Bedroom 4:** front aspect double glazed window, fitted over stair cupboard with shelving, radiator.

**Bathroom:** front aspect opaque double glazed window, panel enclosed bath with wall mounted shower attachment, mixer tap, glass shower screen, vanity unit with wash hand basin and mixer tap over and drawers and cupboards under, low level WC, tile effect flooring, heated towel rail.

**General:**

Tenure: Freehold

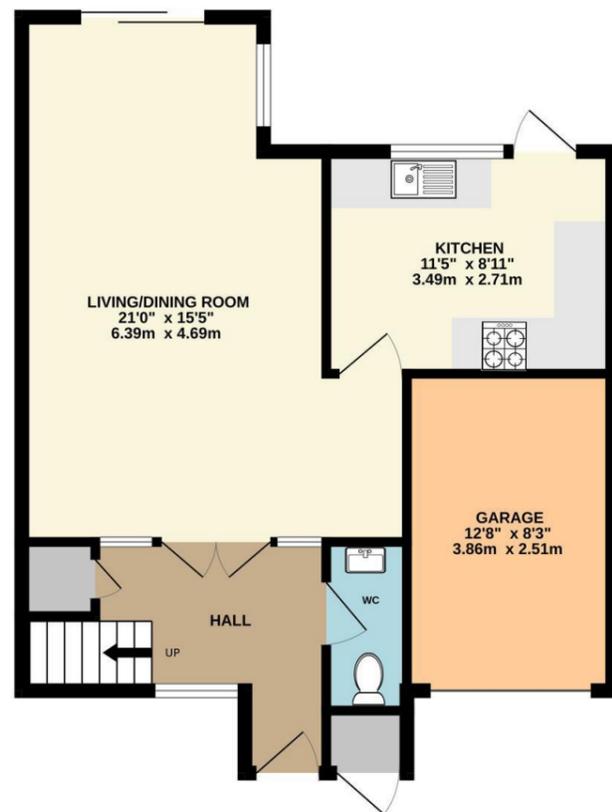
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,347.00)

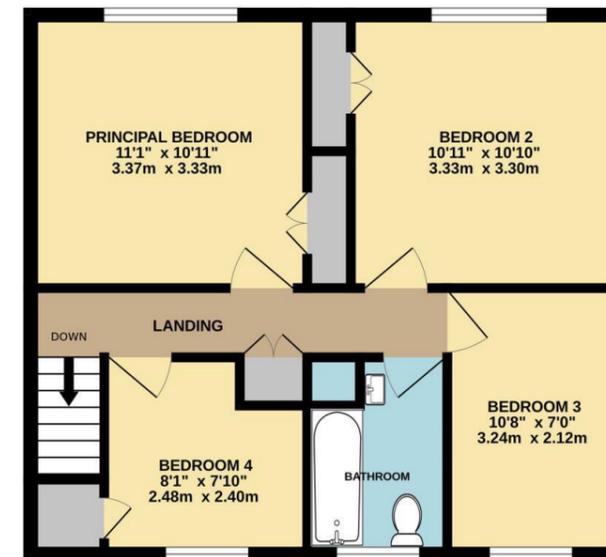
EPC: C (74)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Area Information:** Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as The Mead School, Claremont Primary School and Broadwater Primary School sit alongside the highly regarded and sought after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Hargate Forest, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Tunbridge Wells Rugby Football Club, Nevill Cricket Ground, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells (1 mile away) and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak periods there are up to four trains an hour to London Charing Cross, in 50-minute journey times or less. Other station options include Eridge Station (2.9 miles away) and Bells Yew Green station (2.8 miles away).

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



