



BROKES WAY, SOUTHBOROUGH
TUNBRIDGE WELLS - £350,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

62 Brokes Way, Southborough, TN4 0AT

Entrance Hall - Sitting Room - Kitchen/Dining Room -
Conservatory - Three Bedrooms - Shower Room -
Separate WC - Garden - Off Road Parking

Offered with no onward chain and requiring cosmetic
modernisation in areas.

A most spacious three-bedroom terraced property,
offering a number of significant advantages including
private off-road parking, excellent bedroom and
entertaining room sizes, a good-sized rear garden and a
recently constructed conservatory.

ENTRANCE HALL:

Accessed via a partially glazed entrance door, the
welcoming entrance lobby features carpeting, radiator,
textured ceiling and stairs rising to the first floor. Door
sitting room.

SITTING ROOM:

The generously proportioned sitting room provides
ample space for a range of furniture and entertaining.
The room benefits from fitted carpeting, radiator, double-
glazed windows overlooking the front, textured ceiling
with corner seam, various media points, a wall-mounted
gas fire and attractive picture rail.

KITCHEN/DINING ROOM:

A particularly useful and spacious open-plan area,
providing excellent room for a large dining table and
chairs together with additional furniture.

The kitchen is fitted with a range of wall and base units
with complementary work surfaces, incorporating an
inset 1½-bowl sink with mixer tap, space for an electric
oven, plumbing and space for a washing machine, and
space for a freestanding fridge.

The room benefits from vinyl flooring, radiator, textured
ceiling and a double-glazed window overlooking the
conservatory.

A useful pantry area provides fitted shelving and houses
the wall-mounted Worcester boiler. There is also access
to an under-stairs cupboard offering excellent additional
storage, together with the various meters and consumer
units.



CONSERVATORY:

A recently installed conservatory provides an attractive additional reception space with a contemporary feel. Constructed with rendered brickwork and double-glazed panels, the room benefits from fitted carpeting and a partially glazed double-glazed door opening onto the rear garden.

LANDING:

The first-floor landing is carpeted and features a textured ceiling and loft access hatch.

An airing cupboard provides useful storage and houses the inset hot water cylinder with shelving above. Doors lead to all three bedrooms, the shower room and separate WC.

BEDROOM:

A generously sized double bedroom offering ample space for a double bed and a range of associated bedroom furniture. The room benefits from a radiator and double-glazed window overlooking the rear garden.

BEDROOM:

A further well-proportioned double bedroom with space for a double bed and associated furniture. The room features carpeting, radiator, double-glazed windows to the front and a large bank of fitted wardrobes with sliding doors, providing excellent storage.

BEDROOM:

A further bedroom offering space for a single bed and associated bedroom furniture. The room benefits from carpeting, radiator and double-glazed window overlooking the front.

SHOWER ROOM:

The shower room comprises a walk-in shower cubicle with single shower head, pedestal wash handbasin, radiator and tiled walls. Additional features include vinyl flooring, a high-level electric heater and opaque double-glazed window to the rear.

SEPARATE WC:

The separate WC is fitted with a low-level WC, vinyl flooring and opaque double-glazed window to the rear.



OUTSIDE FRONT:

To the front, the property benefits from a good-sized single off-road parking space laid with attractive herringbone brickwork.

A pathway leads to a passageway providing access through to the rear garden. Raised bedding areas feature mature planting, while a separate pathway leads from the pavement to the front entrance.

OUTSIDE REAR:

The rear garden is a particular feature of the property, offering a good-sized and well-established outdoor space.

A pathway runs through the garden, providing access towards the front of the property and continuing towards the rear. The garden is well stocked with areas of lawn, mature shrubs and established flower borders, complemented by retaining wooden fencing.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

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 Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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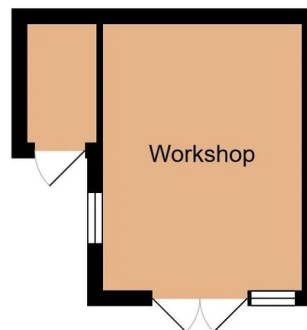
Email:

southborough@woodandpilcher.co.uk

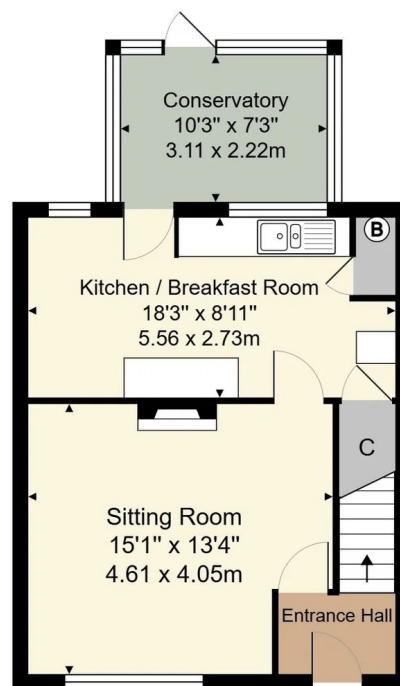
BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

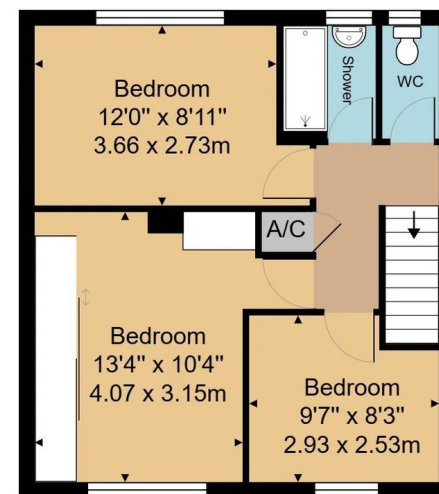
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	86 B



Ground Floor



First Floor

Approx. Gross Internal Area 953 ft² ... 88.5 m² (excluding workshop)

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.