



HIGH BROOMS ROAD

TUNBRIDGE WELLS - £425,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

20 High Brooms Road, Tunbridge Wells, TN4 9DB

Entrance Hall - Sitting Room - Dining Room - Kitchen -
Shower Room Two Bedrooms (One En-Suite - Garden -
Off Road Parking

This attractive two-bedroom Victorian semi-detached home combines character features with practical modern living and is ideally situated within easy reach of High Brooms mainline station, making it an excellent choice for commuters.

A particular benefit of this property is the off-road parking, which is rarely available along this road. The home also enjoys convenient access to local primary and secondary schools and sits on a well-served bus route.

Internally the property offers light and airy accommodation throughout with well-proportioned rooms. The ground floor includes a welcoming entrance hallway, a bright sitting room, a dining room with built-in storage, a modern fitted kitchen and a convenient downstairs shower room.

Upstairs are two generous double bedrooms, including a principal bedroom with a spacious en-suite bathroom.

Externally the property benefits from a block-paved driveway to the front and a good-sized rear garden with patio seating area, lawn and mature planting.

The property also offers potential to extend, subject to the necessary planning permissions, allowing future owners to further enhance the living space if desired.

ENTRANCE HALL:

Security entrance door with two obscure glazed panes. Carpeted flooring, radiator, Honeywell heating control and stairs rising to the first floor.

SITTING ROOM:

A bright and airy reception room featuring a central chimney breast with covered fireplace and wooden mantel above. Low-level cupboards are positioned on either side of the chimney breast. Double glazed window to the front, carpeted flooring and radiator.



DINING ROOM:

Double glazed window to the side. Built-in shelving unit with cupboards below providing useful storage. Under-stairs storage cupboard and door leading to the shower room.

SHOWER ROOM:

Fitted with a corner shower unit with Aqualisa shower and tiled surround, low-level WC and wall-mounted wash hand basin with tiled splashback. Obscure glazed window to the side, wall-mounted towel rail, wall cabinet and lino flooring.

KITCHEN:

Fitted with a range of wall and base units with wooden worktops over. Aluminium sink with drainer and mixer tap. Electric oven and hob with extractor hood above. Integrated dishwasher with space for a tall fridge/freezer and washing machine. Tiled splashbacks, double glazed windows to the side and rear, and UPVC door leading to the garden.

BEDROOM:

A generous and light bedroom with space for a double bed and additional furniture. Double glazed window to the side, carpeted flooring, radiator and door leading to:

EN-SUITE BATHROOM:

Comprising a bath with shower over and tiled surround, low-level WC and vanity unit with cupboard below and inset wash hand basin with mixer tap. Obscure glazed window to the side, wall-mounted cabinet and lino flooring.

BEDROOM:

A good-sized bedroom with space for bedroom furniture. Features include an iron fireplace and built-in storage cupboard. Double glazed window to the front, carpeted flooring and radiator.

OUTSIDE FRONT:

Block paved driveway providing off-road parking for 2 cars, with a small front garden enclosed by a low brick wall.

OUTSIDE REAR:

Block paved patio seating area with gate providing access to the front driveway and a large garden shed. The remainder of the garden is mainly laid to lawn with mature shrubs bordering both sides.



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, 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

Mobile Phone Coverage search Ofcom checker

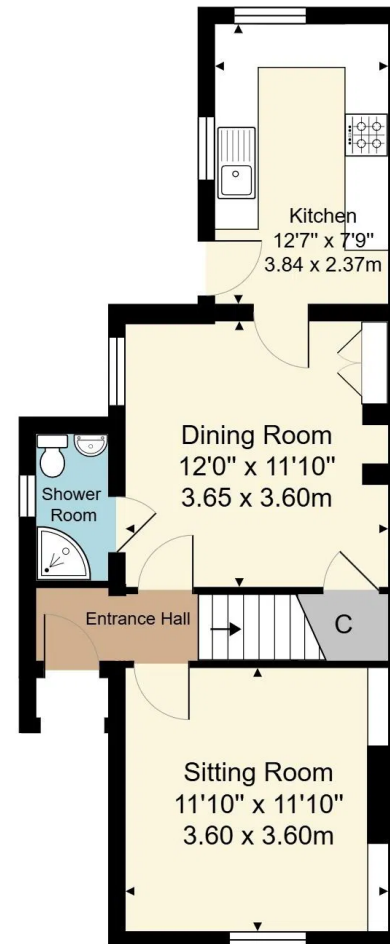
Flood Risk - Check flooding history of a property England

- www.gov.uk

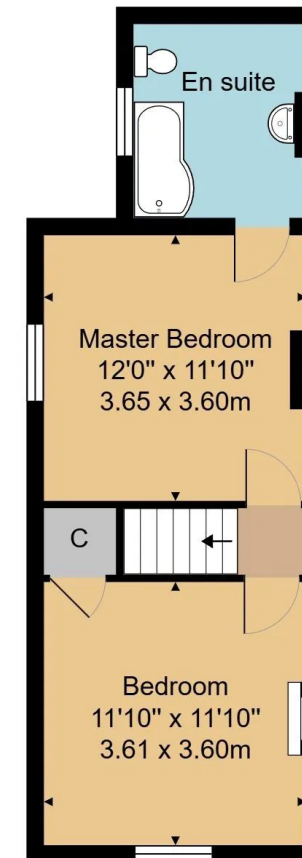
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 868 ft² ... 80.6 m²

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.

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.

124 London Road, Tunbridge Wells,
Kent, TN4 0PL

Tel: 01892 511311

Email:

southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

