



BROADMEAD

TUNBRIDGE WELLS - OFFERS OVER: £450,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

18 Broadmead, Tunbridge Wells, Kent, TN2 5RH

Entrance Hall - Kitchen - Sitting/Dining Room - Two Bedrooms - Bathroom - Covered Rear Patio - Rear Garden With Home Studio/Office - Front Garden - Garage & Workshop - Off Road Parking

A detached two bedroom bungalow, situated within a short walk of The Pantiles, offering a large garage and workshop to side and a detached studio/office in the rear garden.

Double glazed side entrance door to:

HALLWAY:

Wood laminated floors, storage cupboard, radiator, storage cupboard housing Worcester Bosch combination boiler, coving to ceiling, access to loft, doors to:

SITTING ROOM:

Two radiators, brick fireplace, coving to ceiling, space for dining table, UPVC double glazed window to rear aspect.

KITCHEN:

Range of wall and base units with worktops over, plumbing for washing machine, electric cooker point, space for fridge freezer, tiled floors, spotlights to ceiling, radiator, coving to ceiling, stainless steel sink unit with mixer taps, tiled splashbacks, UPVC double glazed window to side and rear, extractor, double glazed door to rear garden.

BATHROOM:

White suite comprising; panel enclosed bath with mixer taps, push flush low-level WC, tiled floors, part tiled walls, wash hand basin with vanity unit, coving to ceiling, radiator, frosted double glazed window to side, wood panelling, fitted shower with shower screen.

BEDROOM:

Coving to ceiling, radiator, UPVC double glazed window to front.



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Coving to ceiling, radiator, UPVC double glazed window to front.

OUTSIDE FRONT:

With front lawn garden, pathway, mature shrub borders, off street parking, access to garage/workshop with electric door.

OUTSIDE REAR:

Attractive courtyard garden, paving, veranda, two garden sheds, fish pond, pergola, small lawned area, various shrubs and trees, large detached studio/office with power and lighting, internet, wooden flooring, two electric wall heaters, spotlights, rear gate to allotment.

SITUATION:

The property is located towards the favoured southerly side of Tunbridge Wells town centre, indeed whilst the location is quiet and somewhat devoid of passing traffic, it is far more central than this would suggest with the Pantiles and Old High Street being only a short walking distance away. Tunbridge Wells itself is quite rightly renowned for its Georgian heritage and both Victorian and Edwardian architecture, the town is impressively individual in its style with an excellent range of independent retailers and restaurants located principally between Mount Pleasant and the Pantiles with a further range of primarily multiple retailers at the Royal Victoria Place shopping precinct and nearby North Farm Park. The town has a good range of social facilities including a number of sports and social clubs and two theatres and remains permanently popular with Londoners as a result of its educational facilities which include a good number of well regarded schools at primary, secondary, independent and grammar levels. The town has excellent transport links via the A21 trunk road that runs to both the M25 and the south coast alongside two mainline railway stations with fast and frequent services to London termini.

TENURE:

Freehold



COUNCIL TAX BAND:
E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

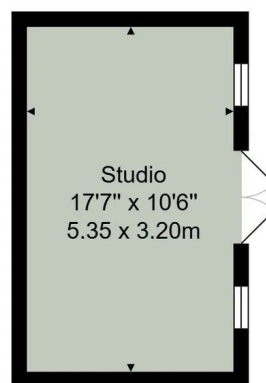
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central

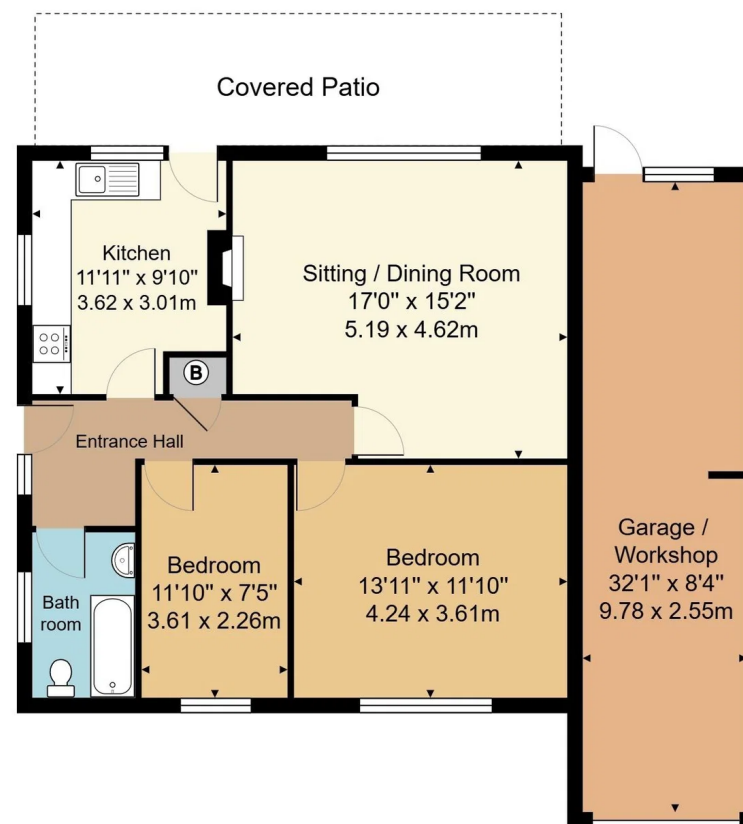
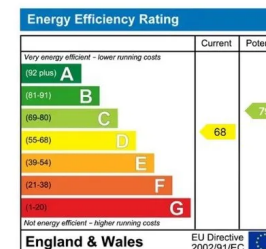


Outbuilding

Bungalow Approx. Gross Internal Area
744 sq. ft / 69.1 sq. m

Bungalow Approx Internal Area Incl. Garage
1033 sq. ft / 95.9 sq. m

Outbuilding Approx. Internal Area
184 sq. ft / 17.1 sq. m



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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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.

