



Connells

Broadmead
Tunbridge Wells

Broadmead Tunbridge Wells TN2 5RH

for sale offers in excess of
£450,000



A charming detached two-bedroom bungalow, enviably located within a short stroll of the historic Pantiles.

Combining comfortable single-storey living with excellent versatility, the property also benefits from a substantial garage/workshop, generous off-road parking, and a detached studio/home office nestled within the rear garden.

The accommodation is both practical and well-balanced, comprising a welcoming entrance hall, a bright and spacious sitting/dining room overlooking the garden, a fitted kitchen with direct access outside, two well-proportioned bedrooms, and a family bathroom.

Outside, the property enjoys attractive gardens to both the front and rear. The front garden is laid mainly to lawn with mature shrub borders, while the private rear garden provides a delightful space to relax and entertain, featuring a covered veranda, pergola, fish pond, lawn, and established planting.

Further enhancing the appeal is a detached studio/home office with power, lighting, heating and internet connectivity, creating an ideal environment for home working, creative pursuits, or additional reception space. A large garage/workshop and ample off-road parking complete this appealing home.



Ground Floor

Entrance Hall

Kitchen/Breakfast Room

Lounge/Dining Room

Bedroom One

Bedroom Two

Bathroom

Outside

Front Garden

Driveway

Rear Gardens

Home Office

Garage/Workshop

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to first time purchase, upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

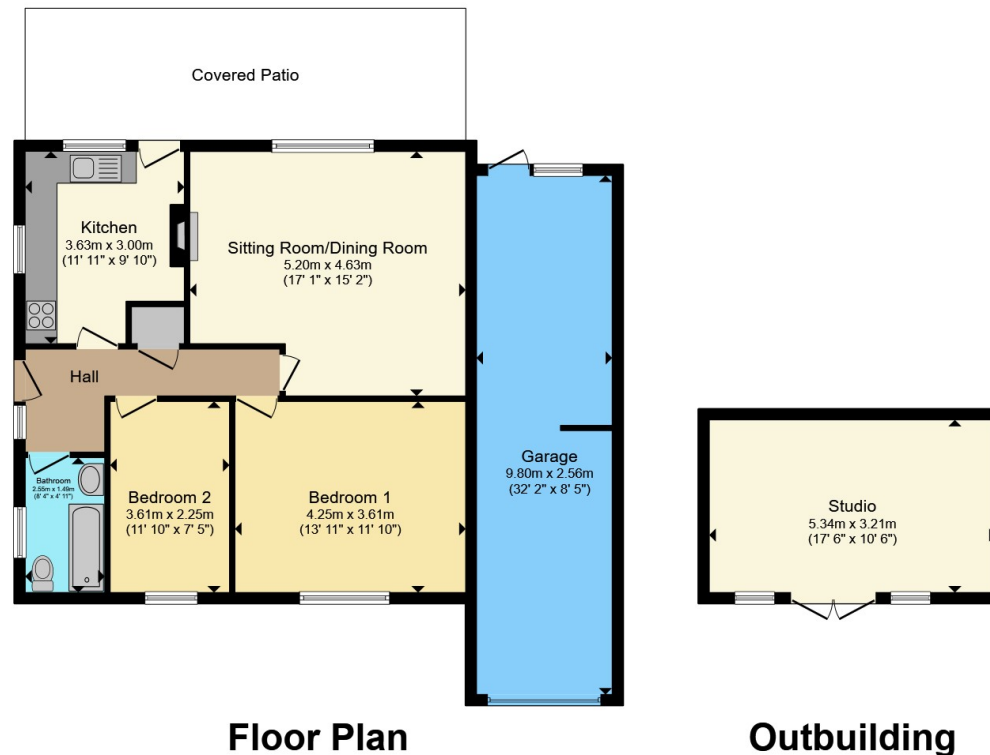
Agent's Note

Please note this is a corporate instruction and as such the property is to be marketed as seen. Buyers should be aware there is limited information with regards to the property information.









Total floor area 113.4 m² (1,221 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/TWL407040



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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