



19 High Brooms Road, Tunbridge Wells, Kent, TN4 9DA

GUIDE PRICE £575,000 Freehold

- A substantial three double bedroom period DETACHED HOUSE on 4 levels.
- ATTRACTIVE REPLACEMENT SASH DOUBLE GLAZED WINDOWS THROUGHOUT
- Period feature fireplaces
- Delightful south facing private rear garden
- EV POINT in the front of property
- Two luxury bathrooms with superior fittings
- Walking distance to shops and local schools
- Walking distance to railway station (High Brooms)
- UNDER FLOOR HEATING
- NO CHAIN



OPEN HOUSE SAT 28TH MARCH 11.00am - 1.00pm. APPTS ONLY A most ENCHANTING, beautifully presented SUBSTANTIAL three double bedroom period DETACHED home on three floors, situated in a very popular residential area, within walking distance to the railway station and to a variety of local shops and amenities. This stunning property oozes period charm and a warmth throughout, and has been well loved and maintained by the current owner who has introduced a subtle contemporary blend of charm and luxury in many areas. The property has been upgraded to a very high standard to include a large well equipped utility room, a shower room (with under floor heating) and a good sized well equipped kitchen (with under floor heating) overlooking the delightful well manicured and mature south facing rear garden, and a luxurious family bathroom. There are numerous period features such as high ceilings, ornate fireplaces and replacement sash windows throughout which make this beautiful property stand out above all others. It is truly a 'Hidden Gem' which will provide a perfect home for a family to grow into. Early viewing is essential. There is a large cellar which is currently being used for storage. NO CHAIN.

Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agency.



Location

This property is situated in a popular residential area and would certainly attract commuters to London as it is within walking distance of the station which provides excellent rail links to London MLS. It would also be a firm favourite for families as it is close to well respected Junior and Senior Schools and the local indoor tennis and sports centre are also within walking distance of the property. Southborough village centre is within walking distance providing an array of shopping and recreational facilities. Tunbridge Wells town centre is a short drive from the property. The A21/M25 road link is also a short drive from the property.

Basement

Cellar

This area has been insulated between the two floors and provides very useful storage space. Electric points night/day meters and EV meter.

Ground Floor

Hallway

Spindled staircase leading up to the first floor. Understairs hanging space for coats. Door leading down to the cellar. Radiator.



Living Room

Sash window to front. Wooden floorboards. Attractive period 'feature fireplace' with decorative tiled surround and wooden mantle above with tiled hearth. Radiator.

Dining Room

Sash window to front. Wooden floorboards. An attractive period 'feature fireplace' housing a living flame gas/coal effect working fire. Radiator.

Kitchen

Fully glazed double French patio doors leading out to rear garden. Tiled flooring with under floor heating. An attractive granite worktop housing a deep stainless steel sink unit and a four ring electric induction hob with an extractor fan above. Integrated dish washer. Space for fridge freezer. Built-in eye level NEFF microwave and electric fan oven below. A range of eye level and base fitted units to include deep soft closing drawers offering ample space for storage. Space for a table and chairs. Sliding doors through to dining room.

Utility Room

Sash window to rear. Cupboard housing a wall mounted gas condenser boiler (installed 2018). Composite 'stone' worktop housing a deep stainless steel sink unit. Plumbing for washing machine and space for tumble dryer. A range of eye level and base storage units. Radiator.

Shower Room

Double aspect windows to side and rear. Under floor heating. Double fully tiled shower cubicle with a wall mounted hand held shower unit. A contemporary style wash basin sat neatly on a wrought iron mount. Two wall mounted chrome ladder style radiators. WC to match.

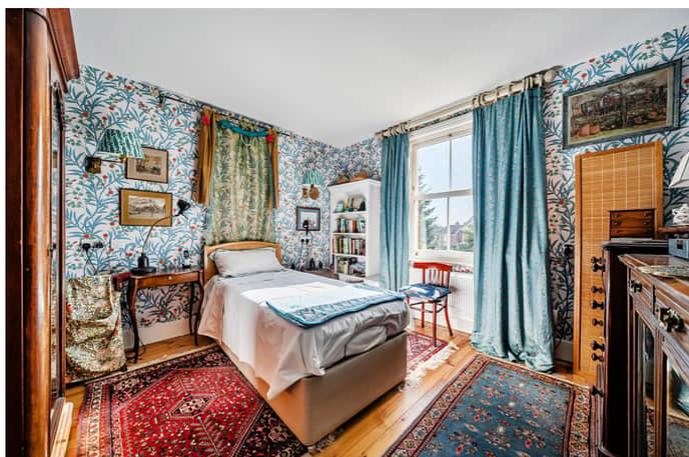
First Floor

Landing

Large built-in cupboard for storage. Loft access. Fully boarded and insulated with power connected.

Double Bedroom

Sash window to front. Wooden flooring. Radiator.



Family Bathroom

A large area with a sash window to rear. Wooden flooring. Double fully tiled shower cubicle with a wall mounted hand held shower unit and additionally a 'Rain Shower' attachment. An attractive floating unit housing a fully integrated wash basin with a glass surround surface. Three deep soft closing drawers below. A good sized ceramic bath with side tiled panel. Two wall mounted chrome ladder style radiators. Ceiling halogen spotlights.

Separate WC

Window to rear. Tiled flooring. Wash basin and WC with concealed flush. Wall mounted ladder style radiator.

Landing

Step up to landing from first floor. Large built-in cupboard for storage. Access to loft with power connected. Fully boarded and insulated.

Double Bedroom

Sash window to front. Wooden floor boards. Built-in double wardrobe. Additional low level cupboard and shelving unit above. Radiator.



Double Bedroom

Sash window to front. Wooden floor boards. Two built-in double wardrobes. Radiator.

Outside

Front

Low level brick wall to both sides. Hard standing area flanked with low brick walls to either side. Gated access to rear. EV point.

Rear Garden

A delightful good sized 'English country' style garden to the rear, with an abundance of wild flowers and trees, including a pair of well established, mature bay trees and some fruit trees. An attractive rose arbour. Shed and greenhouse to remain. A Paved patio accessed via the kitchen and via the front gated access, with steps down to a pathway leading to intermittent areas of lawn. An attractive rose arbour. Shed and greenhouse to remain.

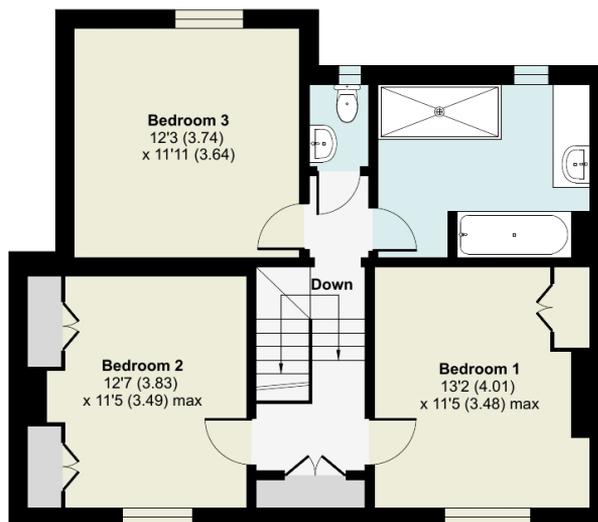
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	65
(39-54)	E	
(21-38)	F	



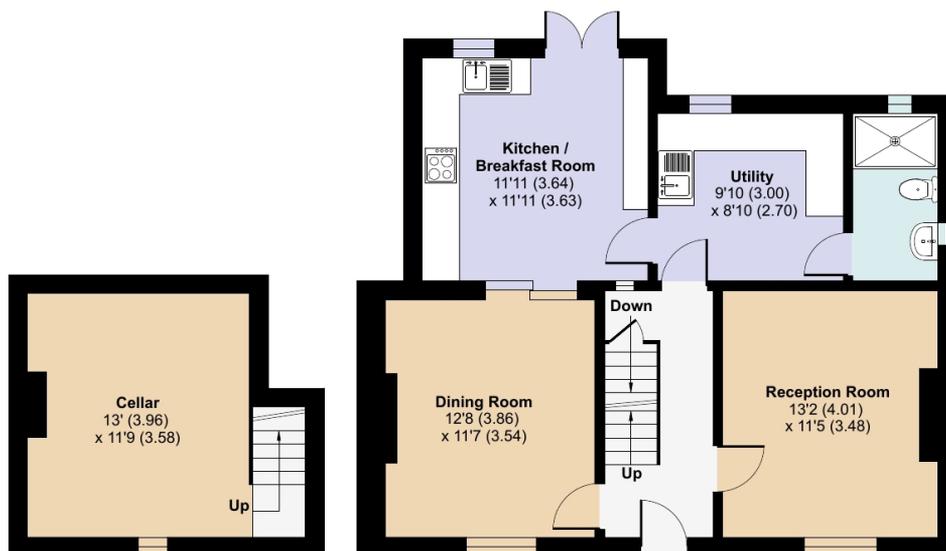
High Brooms Road, Southborough, Tunbridge Wells, TN4

Approximate Area = 1532 sq ft / 142.3 sq m

For identification only - Not to scale



FIRST FLOOR



CELLAR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Mother Goose Estate Agency Ltd. REF: 1422702