



**Great Brooms Road, Tunbridge Wells, Kent, TN4 9DH**

**£415,000 Freehold**

- PRICE RANGE £415,000 - £425,000\*
- A BEAUTIFULLY PRESENTED PERIOD TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE
- APPROX 970 SQUARE FEET
- Completely refurbished and ready to move into
- A short walk to High Brooms station
- Two stunning bathrooms on the first floor.
- REWIRED THROUGHOUT
- NEW COMBI BOILER
- Delightful Sun Room
- Good sized well screened well manicured rear garden



**\*PRICE RANGE £415,000 - £425,000\*** A STUNNING SPACIOUS two double bedroom period semi-detached home, situated in a very popular residential area of Tunbridge Wells within walking distance of the railway station and close to local shops and amenities. This charming property has been refurbished throughout and the current vendor has created a beautiful, stylish home whilst maintaining the warmth of its period charm with a subtle contemporary twist. It has been decorated in relaxing neutral tones and has benefited from having a full re-wire, new windows and the installation of a new combi boiler just to name a few of the many refurbishments. The accommodation is spread over two floors comprising a living room, large dining room, kitchen and sun room on the ground floor with two good sized bedrooms and two STUNNING bathrooms on the first floor. All remedial works are supported with the required paperwork and certificates. There is a pretty well manicured and well screened rear garden with plenty of space for entertaining. Most double glazed units have been replaced. NO FORWARD CHAIN.



## Viewing Information

To arrange a viewing please contact Jenny Ireland at Mother Goose Estate Agents.

## Location

PERFECT FOR LONDON COMMUTERS AND FIRST TIME BUYERS. This property is situated in an area that is very close to High Brooms Station where there is a regular train service to all main line stations in London in under the hour. This is very popular with commuters as it is only a few minutes walk to the station. The bus route is nearby that will take you to the town centre or station. Also within walking distance are Primary, Senior and Grammar schools. There is the Leisure Centre with its swimming pool and local football, rugby, tennis and golf clubs close-by. Tunbridge Wells is popular for its Grammar schools and good links to London. We also have the world famous Pantiles area that is steeped in history and worth a visit. In the summer the Pantiles host gin, jazz and soul festivals. By day there are markets and lots of places to eat and drink.



## **Porch**

A completely enclosed area with direct access to the property. Additional access through another door into the rear garden. Ideal for storage of bikes etc.

## **Hallway**

Front door leading to small hallway, with stairs leading to first floor.

## **Living room**

Good sized room with window to the front. Wood laminate flooring. An attractive ornate feature period fireplace with cast iron surround and inset. Wall mounted contemporary ladder style radiator.

## **Dining Room**

Window to rear. Wood laminate flooring. Under- stairs storage. Attractive Victorian style radiator.

## **Kitchen**

Window to side and partially glazed rear door to garden. Additional doorway through to Sun Room. Wood laminate flooring. Wood effect work top housing a four ring electric hob with a built-in electric oven below and extractor above. Deep porcelain butler style sink and drainer. Cupboard housing a combi 'Valliant' boiler under two years old. Integrated fridge freezer, washing machine and dishwasher (both under 2 years old) to remain. An attractive display of eye level and base units.

## **Sun Room**

Part brick and partly glazed 'Sun Room' overlooking the rear garden. Wood laminate flooring. Power connected.

## **First Floor**

### **Double bedroom**

A good sized double bedroom with window to front of property. An attractive period fireplace with wood surround. Radiator.



Double bedroom

Window to rear. period fireplace with cast iron surround. Wall mounted ladder style radiator.

Family Bathroom

Window to rear. Wood laminate flooring. Three piece bathroom suite comprising a bath with attachments. A fully tiled shower cubicle with wall mounted gravity shower unit. Fully integrated wash basin with two deep fitted drawers below, WC to match. Extractor fan. Radiator.

Shower Room

Wood laminate flooring. Fully tiled marble effect shower cubicle with wall mounted gravity shower with 'sun flower' design nozzle. WC and wash basin to match. Extractor Fan.

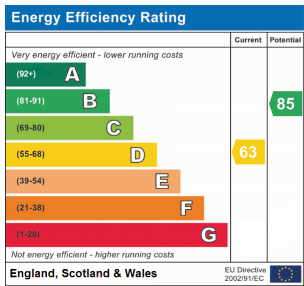
Outside

Front garden

Front garden path to porch door. A large deep set flower bed which hosts a number of mature shrubs and small trees. Low brick wall with wrought iron railings.

Rear Garden

A well manicured and a very deep rear garden, well screened and a host to a number of well established shrubs and small trees. There are two separate patio areas, ideal for entertaining and with space for a table and chairs. Access is via the sun room with gated access to the front.



Great Brooms Road, Southborough, Tunbridge Wells, TN4

Approximate Area = 970 sq ft / 90.1 sq m  
For identification only - Not to scale

