



Sold STC



**Little Brooms, Andrew Road, Tunbridge Wells,
Kent, TN4 9DN**

PRICE RANGE £530,000 Freehold

- PRICE RANGE £530,000 - £550,000
- STUNNING THREE BEDROOM CONTEMPORARY SEMI-DETACHED HOUSE
- JULIETTE BALCONIES
- UNDER FLOOR HEATING
- WOODEN OAK FLOORING
- QUARTZ KITCHEN COUNTERTOPS
- WALK-OUT BALCONY WITH GLASS PANNELLING WITH LOVELY VIEWS TO THE REAR
- SOUTH FACING REAR GARDEN
- TRAIN STATION WITHIN WALKING DISTANCE
- NO CHAIN



NO CHAIN. * PRICE RANGE £530,000 - £550,000* A SUPERB contemporary three bedroom house on 3 levels with OFF ROAD PARKING situated in a quiet tree lined residential area close to the railway station, schools and local amenities. This unique property offers the comforts of living on a completely different level, to include remote control blinds, under floor heating, glass panel staircases and wiring in place for a an audio system. The accommodation is spread comfortably over three floors and comprises a large open plan living/dining and kitchen area on the garden level, two good sized bedrooms and a family bathroom on the ground level with a further double bedroom with a dressing area and an ensuite shower room on the top floor. This property was constructed in 2020 with only one owner and has a number of years remaining on the NHBC cover. There is a low maintenance very private pretty rear garden on two levels to include a decked area with full planning permission in place to construct an outdoor office. There is access to the allotments to the rear.

Viewing Information

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



Location

The property is situated in a quiet and popular residential area, and is conveniently located to the main line station and local amenities. As well as highly regarded schools, including grammar for boys and girls, as well as St. Johns primary school. Tunbridge Wells town centre is approx. 1 mile away and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. For the commuter, the main line station provides a regular service to London Charing Cross/ Cannon Street in under an hour, and the A21 is also within easy reach with links to M25.

General Description

Description; This high specification and beautifully presented property offers spacious accommodation and benefits from three double bedrooms and two bathrooms, is triple glazed throughout, and has underfloor heating across the lower two levels.

The accommodation is arranged over three floors, and includes on the ground floor; a spacious entrance hall with attractive oak engineered flooring and two cupboards providing useful storage; a good sized family bathroom including a bath with a rain shower and heated towel rails; two well proportions double bedrooms both benefits underfloor heating and elevated views access the surrounding area.

On the lower ground floor is an impressive open plan living area, benefiting from attractive porcelain tile flooring with underfloor heating with triple glazed bi-fold doors across the width of the room providing a great deal of light and access to the secluded rear garden.



General Description continued

The well appointed kitchen has a wide range of matt grey cabinets, Quartz work surfaces, attractive mirror splash back, a central island with fitted appliances one would expect from a modern property of this quality including; AEG Induction hob, AEG double ovens, AEG separate additional microwave /oven, dishwasher, and full sized separate fridge and freezer.

One the top floor is the noticeably spacious master bedroom with triple glazed French doors giving access to a glass screen balcony from which the views can be enjoyed. The master bedroom also benefits from an en-suit bathroom with a large walk-in rain shower as well as a built-in wardrobe and storage room. To the front of the property is a paved driveway and path with brick wall and fence border providing a sense of exclusion. To the rear is a good size secluded garden with a large terrace finished with a porcelain tile flooring to match the living area so that when the bi-fold doors are open it provides a seamless and large entertaining area. In addition to the landscape garden it also includes an area of astrotrurf and railway sleepers which house raised planting beds.

Ground Floor

Hallway

Wooden flooring with under floor heating. Built-in cupboard for storage housing gas boiler. Additional cupboard housing washing machine/dryer (negotiable). Stairs to garden level and to fist floor.

Bedroom Two

Fully glazed patio doors to Juliette balcony with glass panel with rear aspect. Halogen ceiling spotlights..



Bedroom Three

Wooden floors with under floor heating. Fully glazed patio doors out to Juliette balcony with glass panels. halogen ceiling spotlights.

Family Bathroom

Window to rear with frosted glass. Halogen ceiling spot lights. Fully tiled. Three piece bathroom suite comprising a deep bath with front panelling. Wall mounted shower unit with attractive 'Rain Shower' nozzle . Fully integrated sink unit with built-in cupboards below. Wall mounted ladder style radiator.

Garden Level

Open plan living room/dining room and kitchen

Glass panelled staircase down to Garden level with velux remote controlled window above. Tiled flooring with under floor heating in place throughout. Full glazed wall to wall bifold doors onto garden. Large living area which is divided into three separate areas: to include a generous living space, dining space and open plan kitchen area.:

Kitchen: Newly fitted white Quartz fitted work top housing a deep butler style ceramic sink unit and an electric induction hob with extractor fan above, fitted into the attractive central island with additional soft closing drawers. Integrated fridge and freezer, dish washer (new). USB phone points. Two built-in eye level AEG ovens and additionally a built-in microwave .with heated drawer below. Recessed ceiling halogen spotlights throughout. Under unit lighting. Automatic blinds to bifold doors. Prewired for sound surround system.



Top Floor

Master Bedroom

Fully glazed patio doors out to Juliette balcony with attractive glass panelling. Wall to wall built-in wardrobes with ample storage. Built-in dressing room. Doors to ensuite shower room. Radiator. Recessed ceiling spotlights.

Ensuite Shower Room

Fully tiled with under floor heating. Automatic light sensor device in place. Frosted window to front. Large shower cubicle with wall mounted gravity shower unit with attractive 'Rain Shower' attachment and additional hand held shower unit. Large contemporary design fully integrated sink unit with cupboards below. Recessed halogen ceiling spotlights.

Outside

Front Garden

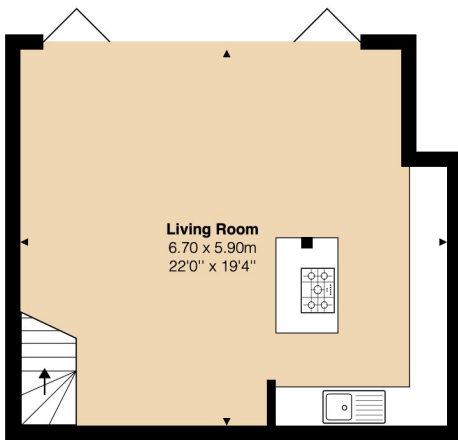
Approached via block brick driveway with space for one car. Low brick wall with trellis above. Gated access to the rear garden.

Rear Garden

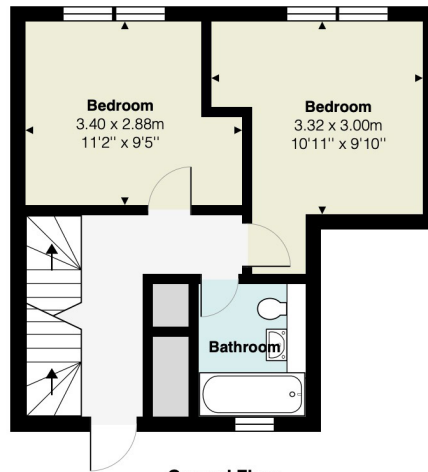
Delightful tiled patio area accessed through the living area,. An additional area of astro turf. This outside space has been divided into very practical areas backing onto the allotments. Steps up to level two which additionally has an area of astro turf currently used to house children's garden toys. There is full planning permission in place for an outside office to be constructed. Wood panelled fence surround for privacy. Deep filled flower bed trough abundant with mature plants and shrubs. Steps with discreet storage below and gated access to the front. External lighting in place.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-65)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

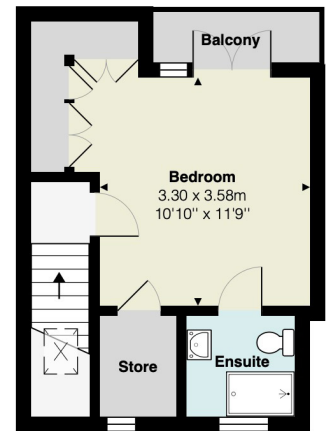




Lower Ground Floor



Ground Floor



First Floor

Little Brooms, Andrew Road, Southborough, Tunbridge Wells, TN4 9DN

Total Area: 95.4 m² ... 1027 ft² (excluding balcony)

All measurements are approximate and for display purposes only