



**23 High Brooms Road, TUNBRIDGE WELLS, Kent,  
TN4 9DA**

**Guide Price £299,995 Freehold**

- A THREE DOUBLE BEDROOM PERIOD SEMI-DETACHED HOME IN NEED OF FULL MODERNISATION THROUGHOUT
- A GREAT INVESTMENT TO CREATE A FAMILY HOME
- MANY PERIOD FEATURES STILL IN PLACE SUCH AS ORNATE FIREPLACES, STRIPPED WOODEN FLOORING, SASH WINDOWS
- Attractive arched brick built porch
- Wood burner in living room
- Two ensuites
- Walking distance to shops and local schools
- Walking distance to railway station (High Brooms)
- Downstairs Cloak Room
- NO FORWARD CHAIN



**\*A FANTASTIC OPPORTUNITY\*** A substantial, well proportioned three bedroom, two bathroom period semi-detached house in need of modernisation throughout. This property has a huge amount of potential to create a beautiful home for one lucky buyer and it has maintained a number of delightful period features such as ornate fireplaces, sash windows and stripped wooden flooring. It is situated within walking distance of local shops and amenities and High Brooms Railway Station. The accommodation comprises a living room, dining room, kitchen and cloakroom on the ground floor with three double bedrooms and two ensuites on the first floor. There is a patio to the rear with an additional space beyond, currently overgrown and hidden by trees. This property is being advertised at £250,000 and the sellers would only accept this amount with no further negotiation on price with post survey results. NO CHAIN.

## Ground Floor

### Hallway

Stripped wooden flooring. Radiator.

### Living Room

Two sash windows to front. Stripped wood flooring. Attractive exposed brick fireplace currently housing an open fire with a wrought iron log basket. Radiator.



### Dining Room

Sash window to rear. Stripped wooden flooring. Door leading to cloakroom. Ornate fireplace housing a cast iron log burner. Understairs storage. Radiator.

### Cloakroom

Window to side. WC and basin to match. Wall mounted gas combi boiler.

### Kitchen

Fully glazed double French doors to patio. Window to side. Laminate flooring. Work top housing a deep butler style sink. Gas cooker with a four ring hob. Washing machine. Space for fridge freezer. Space for dryer. Radiator. A range of eye level and base units. Back door to rear garden.

### First Floor

### Landing

Ornate feature period fireplace. Loft hatch.

### Main Bedroom

Sash Windows to front. Stripped wooden flooring. Ornate period feature fireplace with cast iron surround and mantle on a tiled hearth. Radiator. Door to Ensuite shower room.



## **Ensuite Shower Room**

Window to front. Wood laminate flooring. Shower cubicle with wall mounted gravity shower unit. Wash basin and WC to match. Radiator.

## **Bedroom Two (Double)**

Window to rear. Stripped wooden flooring. Radiator. Door to Ensuite bathroom.

## **Ensuite Bathroom**

Window to side. Bath, WC and wash basin to match. Radiator.

## **Bedroom Three (Double)**

Window to rear. Stripped wooden flooring. Ornate period feature fireplace with cast iron surround and mantle. Radiator.

## **Outside**

### **Front Garden**

Low brick wall to front with side brick paved pathway to front door.

## **Rear Garden**

In need of garden maintenance to clear away shrubs and trees to reveal quite a generous area to the rear and a small patio area close to the property accessed via the french doors in the kitchen and the back door.



## High Brooms Road, Tunbridge Wells, TN4

Approximate Area = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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