



124 High Brooms Road
Tunbridge Wells, Kent

Built in 2015, a beautifully presented family home, featuring good size rear garden with westerly aspect, parking, and within a few minutes' walk of the mainline station and local amenities.

Guide price £400,000 - £425,000 Freehold

Situation:

The property is situated in the convenient and popular area of Tunbridge Wells, which is much sought after for its proximity to the local amenities and mainline station, and within easy reach of Tunbridge Wells town centre.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. There are a number of well-regarded schools in the area, including grammar schools for both girls and boys. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

This beautifully presented home offers spacious accommodation over three floors, has both private front and rear gardens, and benefits from parking. The property also benefits from an EPC rating of 'C'.

The home is arranged over three floors and includes, on the ground floor; an entrance hall with both adjacent downstairs w/c and understairs storage; a spacious living room extending to over 17ft with French doors providing access to the garden, and large Lantern skylight providing a good deal of natural light; and a kitchen with a wide range of wall and base units, complementary work surfaces, stainless steel sink with mixer tap over, 4 ring hob with extractor, oven, full size Fridge/freezer, Bosch dishwasher, and washing machine.

On the first floor is a landing and two bedrooms, in addition to a good size family bathroom featuring a walk in shower with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive wall and floor tiling.

On the top floor is a landing and another double bedroom with Velux window providing natural light, and an ensuite bathroom with Velux window, a bath with shower over, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel towel rail, and attractive wall and floor tiling.

To the front of the property is a private garden bordered by hedgerow creating a good sense of seclusion, and to the rear a good-sized garden with westerly aspect mainly laid to lawn, patio area ideal for outdoor entertaining, and large chalet style shed.

Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: D

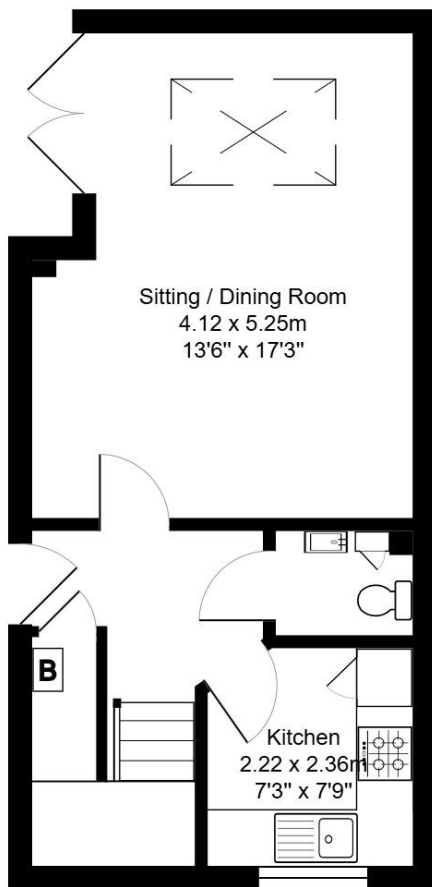
Current EPC Rating: C

Property address: Postcode TN4 9BG

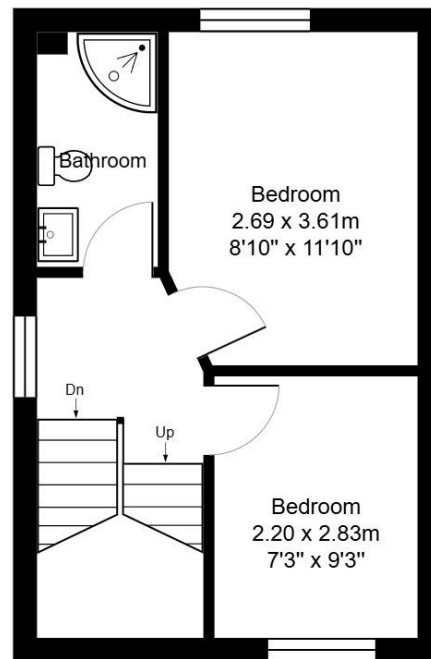


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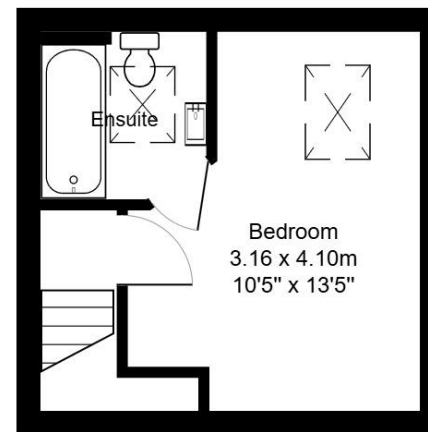
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 35.4 m² ... 381 ft²



First Floor
Area: 27.0 m² ... 291 ft²



Second Floor
Area: 16.9 m² ... 181 ft²

Total Area: 79.3 m² ... 854 ft²

All measurements are approximate and for display purposes only.



Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 email: info@greenlizardhomes.co.uk